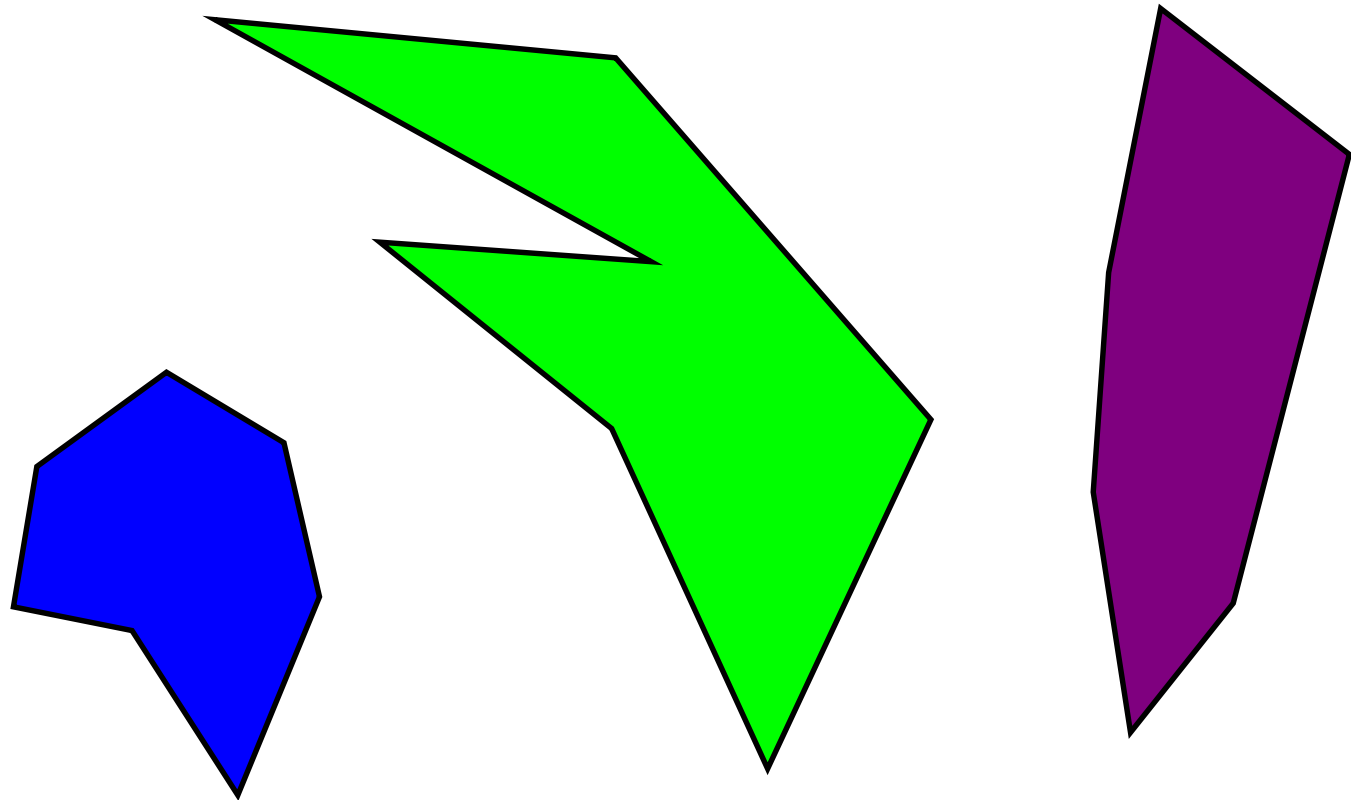


Concord Community Plan "Building Homes, Community, and Hope"



Adopted May 17, 2000

ACKNOWLEDGMENTS

The preparation of this plan was completed cooperatively through the efforts of the Concord Community Development Corporation and the City of Indianapolis

Special recognition is extended to the neighborhood organizations, neighborhood residents, and neighborhood businesses that are contributing to the improvement of the neighborhood and were the necessary components to assemble the Concord Community Plan

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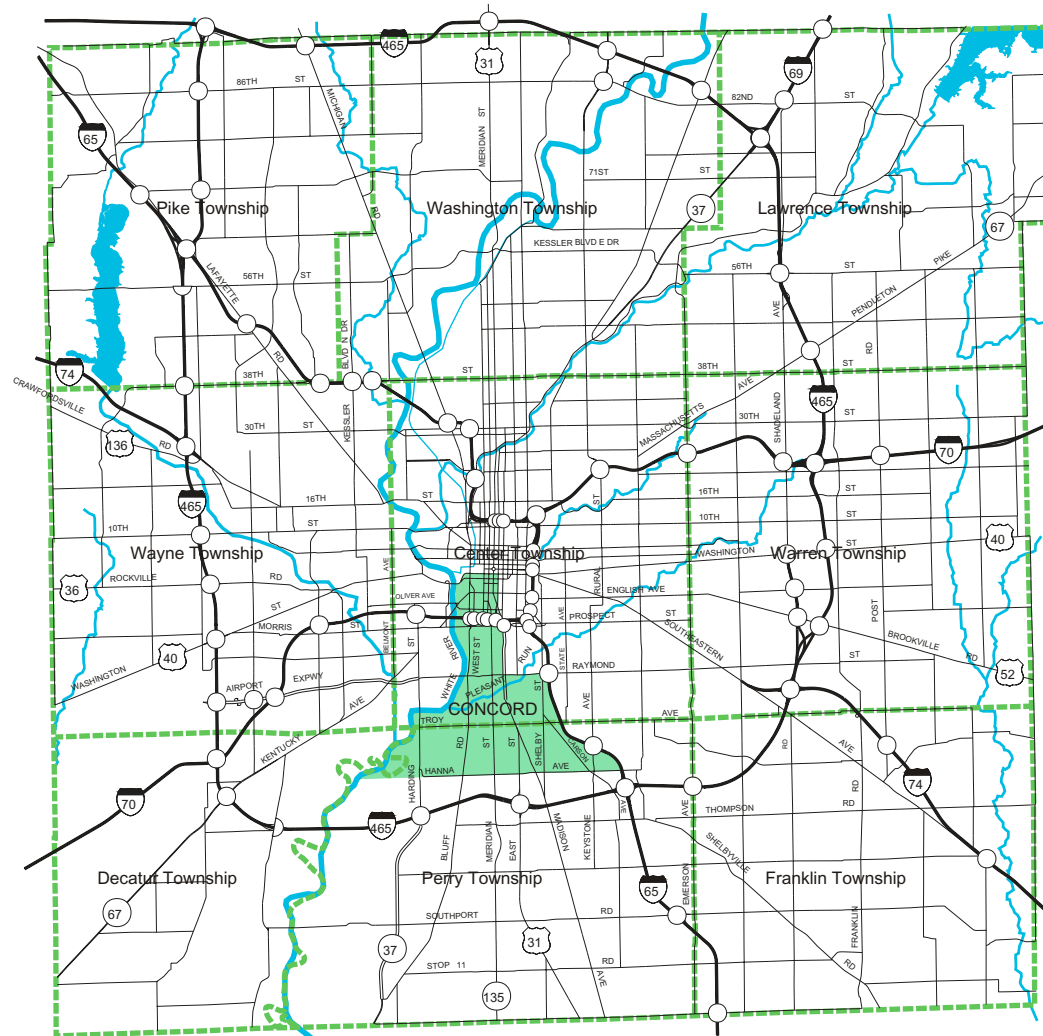
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CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 1 - MARION COUNTY, INDIANA



↑ Department of Metropolitan Development
Division of Planning
May 17, 2000

The preparation of this map was financed in part by a Community Development Block Grant

SUMMARY

The Concord Community Plan is an inventory of and plan for the area covered by the Concord Community Development Corporation. The boundaries of the Concord neighborhood run along Washington Street on the north, head south along Pennsylvania Street to Madison Avenue then continue heading south to Raymond Street. Heading east along Raymond Street, the boundaries head southeast along I-65 to Hanna Avenue. Heading west along Hanna Avenue, the White River forms the western boundary of the neighborhood (see Map 2 - Concord Neighborhood).

The Concord Community Plan is an update to a neighborhood plan completed in 1974. The 1974 plan covered a smaller area by forming a southern boundary along Raymond Street.

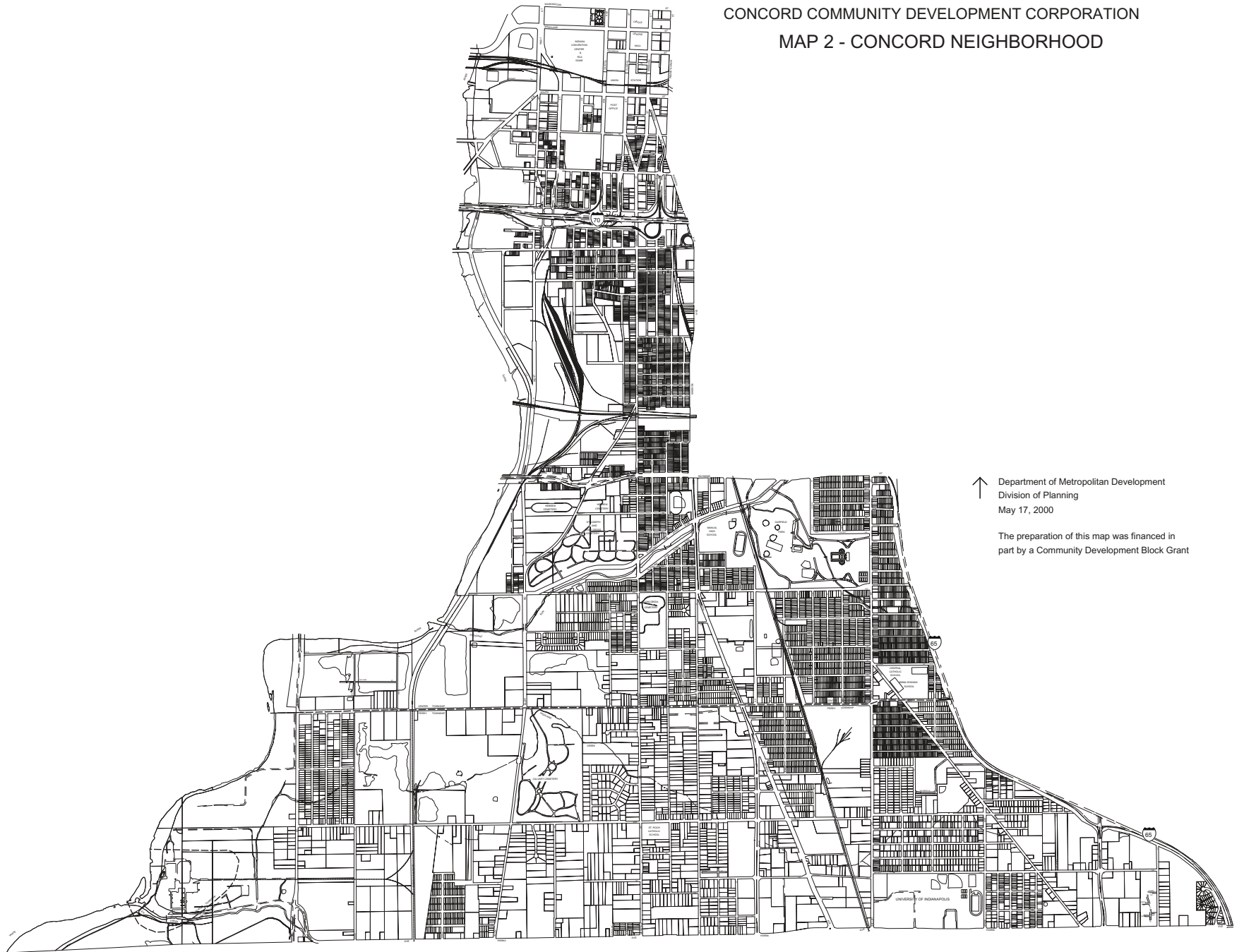
The Concord Community Plan adopted in 2000 also amends a segment of the Indianapolis Regional Center Plan 1990-2010 and amends a segment of the comprehensive or master plan of Marion County, Indiana. These amending segments consist of land use, zoning, and the direction of physical development.

The process to complete this neighborhood plan was begun when the City of Indianapolis and the Concord Community Development Corporation (CCDC) completed a community strengths and needs assessment. Three hundred and fifty seven (357) neighborhood association leaders, neighborhood residents, businesses, churches, and nonprofit/government agencies were surveyed in August 1998 and September 1998.

This survey was undertaken in an effort to examine perceptions of various community issues such as parks and recreation, pollution, appearance of neighborhood, the school system, affordable housing, child care, youth, social services, job training, health care, senior citizens, public transportation, infrastructure, business and local economy, and crime and safety. Various community strengths were also examined in a similar manner (see Assets and Liabilities for more information on the survey).

After completion of the community strengths and needs assessment, a working group was formed to discuss and plan for the future of the neighborhood (see Credits). These people comprised of 15 neighborhood associations, area residents, government agencies, nonprofit organizations, members of the business community, and churches.

CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 2 - CONCORD NEIGHBORHOOD



Adding complexity to the neighborhood plan was the need to find common ground on issues. Discussions of these issues and a need to find solutions to enhance community strengths were fostered by the CCDC. Subsequently, solutions were formed to satisfy the neighborhood.

The working group was brought together to develop goals, strategies, and specific actions for future revitalization of the Concord neighborhood. The recommended actions include government programs, public and private partnerships, and initiatives directly involving the residents of the neighborhood. **Goals, strategies, and actions can be short term or long term in nature and identify a responsible body.**

The Concord Community Plan is not intended as a solution to all the issues in the neighborhood. However, after the plan is approved by the neighborhood and adopted by the Metropolitan Development Commission, the plan will serve as a guide for implementing public improvement programs and steering private investment. In addition, various agencies and organizations will find the information useful to improve the quality of life of people who live and work in the Concord neighborhood.

COMMUNITY ISSUES

The neighborhood survey indicated the highest priorities in regards to issues in the Concord community. The most important issues were (see Assets and Liabilities for more information on the neighborhood survey):

- 1.Need for a better school system**
- 2.Perception of high crime (see Crime and Safety for further explanation)**
- 3.The need to keep streets and alleys clean**

4.The need to tear down abandoned housing

5.Excessive pollution

COMMUNITY STRENGTHS

The neighborhood survey indicated the highest priorities in regards to assets in the Concord community. The most important assets that the neighborhood has were (see Assets and Liabilities for more information on the survey):

1.Affordable and well maintained housing

2.Water and sewer services to homes and businesses

3.Youth in the community

4.Library resources

5.Social services for residents

LAND USE AND ZONING

The Land Use Plan and Zoning Plan for the Concord neighborhood amends a segment of the Comprehensive Plan of Marion County, Indiana and the Indianapolis Regional Center Plan 1990-2010. This plan develops recommendations for land use and zoning that address issues and concerns of residents and property owners in the neighborhood. Recommendations for future development address environmental concerns, development on vacant sites and vacant buildings, and areas in transition from one land use to another land use.

The Zoning Plan was developed after reviewing current zoning and recommendations for future land use. Similar to land use, the zoning plan develops recommendations for zoning that address concerns of residents and property owners.

Most of the *recommended* zoning changes for the Concord neighborhood are designed to properly designate properties whose uses, although appropriate, are not supported by the existing zoning classifications. The other zoning recommendations provide direction for development of vacant land, for vacant buildings, and for areas in transition from one zoning category to another zoning category. An effort was made to buffer incompatible land uses.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community in order of priority were:

1.Improve Community Relations with the Police Department

2.Foster Crime Reduction Efforts

3.Improve Safety in the Community

4.Rejuvenate Appearance of the Neighborhood

5.Preserve and Maintain Affordable Housing

6.Reduce the Amount of Pollution

7.Attract New Businesses

8.Increase Employment Opportunities

9.Strengthen the Access to, Maintenance of, and Programming in Park Facilities

CONCLUSION

The Concord neighborhood is rich in resources and assets that can serve as sources of renewal and revitalization. Resources targeted for this neighborhood can build on the assets by enabling residents and public and private agencies to reinforce the neighborhood as a safe and attractive place to live.

The following pages identify the structure for success in the Concord neighborhood. Often, this structure already exists.

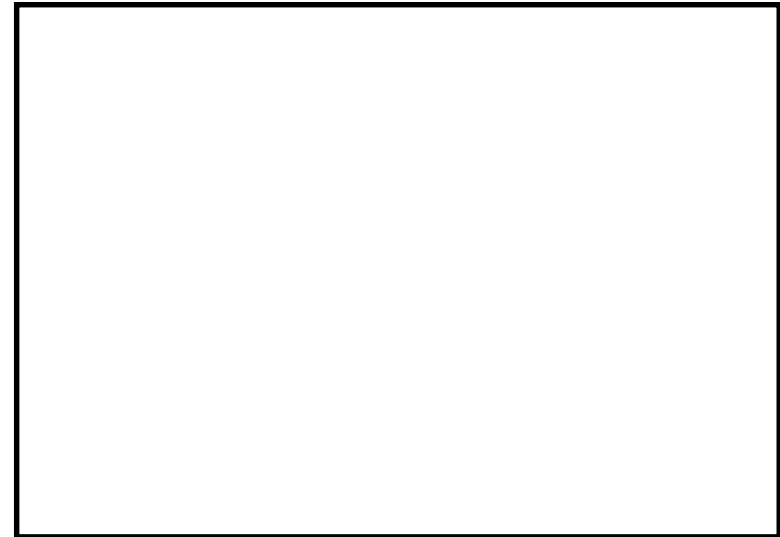
INTRODUCTION

The purpose of neighborhood planning is to assist in the preservation, revitalization, and enhancement of neighborhoods. Many older neighborhoods have concerns such as physical deterioration of buildings and infrastructure; social ills affecting the elderly and low-income population; and economic deficiencies such as a poor investment climate, reduced buying power, and limited job opportunities. Solutions to these concerns require a concerted effort from the community.

In coordination with neighborhood residents, businesses, and organizations, plans are developed with guidelines to coordinate resources, reinforce neighborhood vision, and revitalize the area. Once the Concord Community Plan is approved by the neighborhood and officially recognized by the City of Indianapolis through adoption by the Metropolitan Development Commission, a neighborhood plan serves as the guide for implementing public improvements, steering private investment, and directing the grass roots efforts of neighborhood residents.

A neighborhood plan itself will not mandate action but outline the necessary steps to action. Neighborhood planning seeks to guide both short and long range improvements, and planning's focus is primarily on changes that require considerable time and effort to accomplish.

A vital part of neighborhood planning is the involvement of the residents. During the development of the Concord Community Plan, the needs and concerns of persons living and working in the area were expressed in a survey and in a number of public meetings and working sessions.



Photograph 1 - Concord community discussing the issues on January 21, 1999



Photograph 2 - "13 Listens" Community Forum in the Concord neighborhood on April 22, 1999

At the start of developing a neighborhood plan, a comprehensive community assessment consisted of an inventory of physical development characteristics and the identification of issues and assets in the Concord neighborhood. During a series of neighborhood meetings, the community's resources were tallied and recommended actions for improvement were established. The ultimate goal was to develop meaningful policies and programs in coordination with neighborhood residents, the City of Indianapolis, businesses, and local organizations.

Founded in 1993, the Concord Community Development Corporation (CCDC) is one of the newest community development corporations (CDCs) in the City of Indianapolis. Traditional CDCs are nonprofit grassroots organizations that serve as a catalyst for developing and enhancing existing economic and social conditions in a community. CCDC has approached its work with the community from the viewpoint that resident and business input, direction, and participation are crucial factors in achieving successful results.

The comprehensive community assessment is an effort to determine perceptions of current conditions in the community, to give focus to CCDC's vision and direction, and to begin the formation of a neighborhood plan for the area.

The Concord Community Development Corporation was involved early in the discussion and formation of the community assessment. From this discussion, the City of Indianapolis was selected to complete a community strengths and needs assessment on behalf of the Concord community.

The focus of the community assessment represents a departure from the conventional deficit approach. A determination was made to not only examine the areas of

weakness in the community, but also those sources of community strength. These strengths or assets serve to empower community residents through the identification of resources from which to build upon in an effort to address community needs.

The community planning process has indeed recognized needs, resources, and strategies to begin an informed dialogue regarding community issues. These community issues directly relate to the improvement of community conditions and increased quality of life for all Concord residents.

There has never been a study of this depth conducted in what is now known as Concord. Other attempts at developing plans have been undertaken in portions of the Concord community. However, previous studies were not as grass roots in origin, planning, and implementation; nor were they as holistic and possessing great depth as this effort. These previous studies were reviewed for process and methodology.

Two sources of information were utilized in the planning of the assessment methodology. Kenneth Webb and Harry P. Hatry of the Urban Institute wrote a book titled *Obtaining Citizen Feedback: The Application of Citizen Surveys to Local Governments*. This text was the primary source for development of the methodology. Another useful tool was *The Southeastside Neighborhood Plan*, published in May 1986, by the Department of Metropolitan Development, Division of Planning.

The assessment focused on two broad areas. They were:

- A community assessment, and
- A land and building condition survey

These two components consisted of three main areas of study:

- Neighborhood surveys of 357 people who live and work in the Concord neighborhood.
- A land use survey of ten different categories of land use (See Land Use and Zoning).
- A building condition survey of five different categories of building conditions (see Affordable Housing).

The overall goals of the assessments were to:

- 1. Determine what current strengths and needs exist in the community.**
- 2. Build community interest and participation in the development of a neighborhood plan by requesting input on community issues.**
- 3. Focus on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.**

A complete description of the sampling, methodology, and data analysis can be found in the Assets and Liabilities section.

SURVEY DESIGN

The survey design for the neighborhood survey was a three-part model consisting of:

- Preassessment (planning, organizing, and constructing surveys)
- Assessment (actual data collection), and
- Post assessment stage (data analysis and reporting)

During the preassessment, it was important to recognize the strengths of the community in order to help address needs. Building on community strengths is long term, and certainly new initiatives can be a complement to needs of the neighborhood.

Recognition of community strengths influenced the entire method of assessment. This influence, in part, changed the survey construction by soliciting a variety of respondents (i.e. neighborhood associations, residents, businesses, nonprofit/government, and religious organizations).

The neighborhood survey tallied the perceived strengths and needs in the Concord community. When inquiring about the needs in the community, many of the terms used were worded with present tense and active phrases. The concepts were examined in simpler terms such as "keeping streets and alleys clean".

Open-ended questions were also used to convey to survey respondents that their individual input was important to the process. More importantly, open-ended questions allowed residents to express views that may have been overlooked in the most thorough or perfectly prepared surveys.

The community assessments basic value of tallying community strengths and needs would carries over to the

next step of the community planning process once the results have been identified. The good response to the call for community meetings indicated this was achieved.

SURVEY MEASURES

Survey measures were developed from the input of essential stakeholders to customize the type of information collected in the Concord community. The target respondents were neighborhood associations, neighborhood residents, businesses, religious organizations, and nonprofit/government organizations.

Surveys were numbered and identified as to which geographic area the survey was conducted. This was done to track survey completion and to review differing perceptions based upon geographical location. Confidentiality was maintained so that no survey could be matched to a specific address.

POPULATION AND HOUSING TRENDS

The following text summarizes statistics from the U.S. Census Bureau. Assembling population and housing unit trends are an important part of defining what is the Concord neighborhood. In addition, other characteristics of persons and households are found in other sections of the Concord Community Plan.

The technical documentation that accompanies this data explains procedures and definitions of U.S. Census Bureau statistics. **Total numbers may differ due to the weighting process.**

1. Population Trends

In 1990, the total population of Concord was 17,665 persons. This is a **4.9% decrease** in population from the 1980 figure of 18,571 persons. Since 1960, the Concord population has shown a fluctuating change in

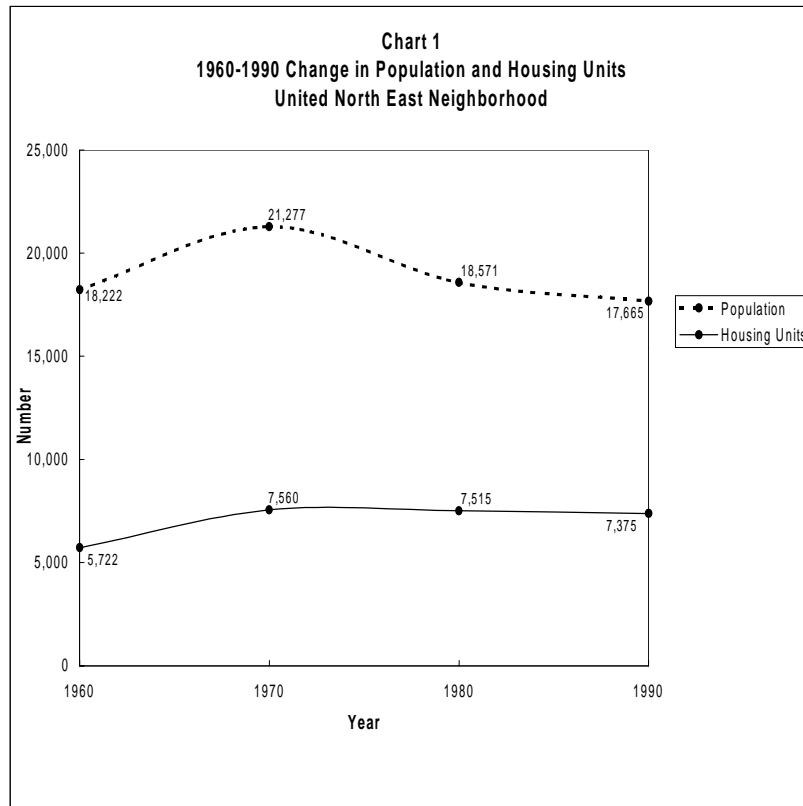
the population by decreasing 557 persons (-3.1%) from 18,222 persons (see Chart 1). **Based on past trends, population decline will likely be experienced during the 1990s.**

In comparison, Center Township and Marion County have shown population changes of -45.4% and 14.3% respectively since 1960. It is clear both Concord and Center Township have had population decline over the last thirty years. **However, the population decline in Concord has been much less than the decline in Center Township.**

2. Housing Unit Trends (Occupied and Vacant Residences)

In 1990, the number of housing units in Concord totaled 7,375. A twenty-year trend shows a decrease in the number of housing units each decade. **Since 1970, housing units have decreased by 2.5% from a high figure of 7,560.**

The housing development trend in Indianapolis has moved south from downtown through the Concord neighborhood as shown by the progression of residential plats. In 1960, the figure of 5,722 housing units shows that construction of housing in the southernmost portion of Concord happened during the 1960s (see the 1970 number above).



Source: U.S. Census Bureau.

Chart 1 - 1960-1990 Change in Population and Housing Units - Concord Neighborhood

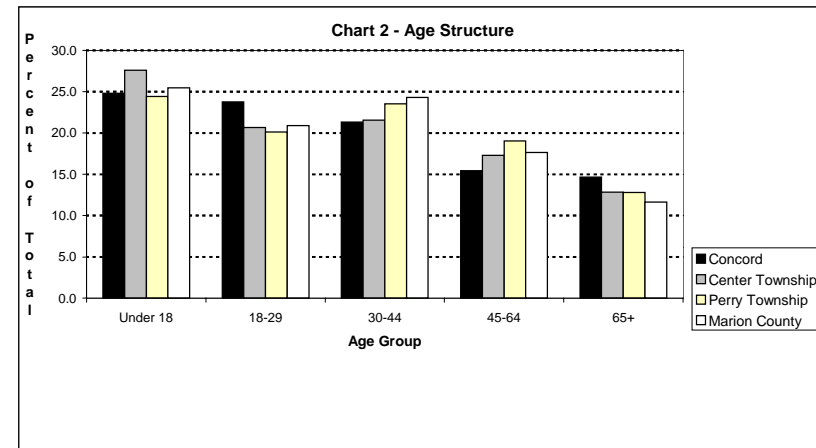
Since 1960, Center Township has seen a continuous decline in housing units (-28.6%) while Marion County has shown a sharp increase (55.8%). Consequently, The Concord neighborhood has shown a different housing trend than Center Township and Marion County.

Comparing population and housing unit trends, it is likely that household size has decreased from 1970-1990. This trend is a reflection of a national trend. The only factor that may effect these numbers is the

unlikelihood of an astronomical rise in the number of vacant housing units.

3. Age Structure

As shown in Chart 2, persons age 18-29 and age 65+ years comprise a significantly larger percent of the population in the Concord neighborhood when compared to Center Township, Perry Township, and Marion County. Those persons under age 30 years comprise nearly half of the population in the Concord neighborhood (48.6%).



Source: U.S. Census Bureau.

Chart 2- Age Structure in 1990

4. Racial Composition

The Concord neighborhood is almost entirely comprised of white persons. In 1990, white persons totaled 92.5% of the population as displayed in Table 1. Concord differs significantly in racial composition when compared to Center Township and Marion County, but

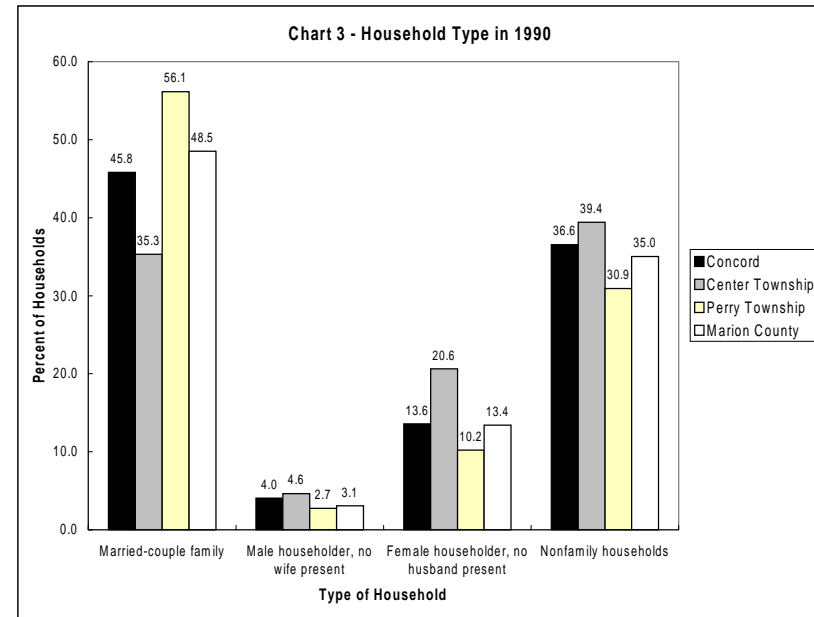
is very similar to Perry Township.

Table 1 Racial Composition								
Race	Concord		Center Township		Perry Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	16,340	92.5%	105,492	57.9%	83,234	97.9%	615,825	77.3%
Black	1,076	6.1%	74,442	40.9%	835	1.0%	168,899	21.2%
Other	249	1.4%	2,206	1.2%	991	1.2%	12,435	1.6%
Total	17,665	100.0%	182,140	100.0%	85,060	100.0%	797,159	100.0%

Source: U.S. Census Bureau.
Table 1 - Racial Composition

5. Household Type

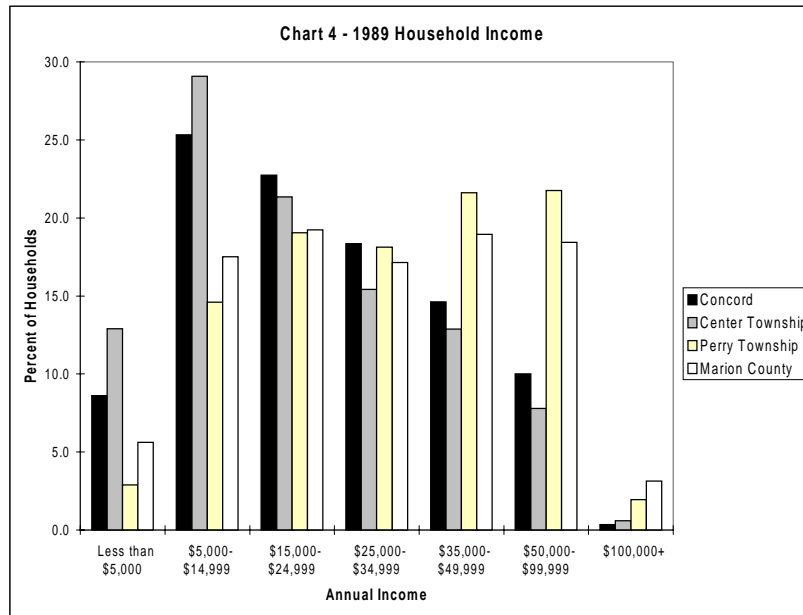
The household types in the Concord neighborhood reflect similar numbers when compared to Marion County. Married couple families comprise 45.8% and non-family households¹ comprise 36.6% of the households in the Concord neighborhood. Non family households comprise an important part of the household population in Concord.



Source: U.S. Census Bureau.
Chart 3- Household Type in 1990

6. Household Income in 1989

As displayed in Chart 4, 56.7% of the households had annual income of less than \$25,000 in 1989. These numbers fare better than numbers in Center Township, but compare less favorably to numbers in Perry Township and Marion County.



Source: U.S. Census Bureau.
Chart 4- 1989 Household Income

7. Educational Attainment

Statistics on educational attainment show that at least 60% of the population over age 25 have at least a high school diploma (Table 2). This number is higher than numbers in Center Township, but compares less favorably to numbers in Perry Township and Marion County.

Table 2 - Educational Attainment
Persons Age 25 Years and Older

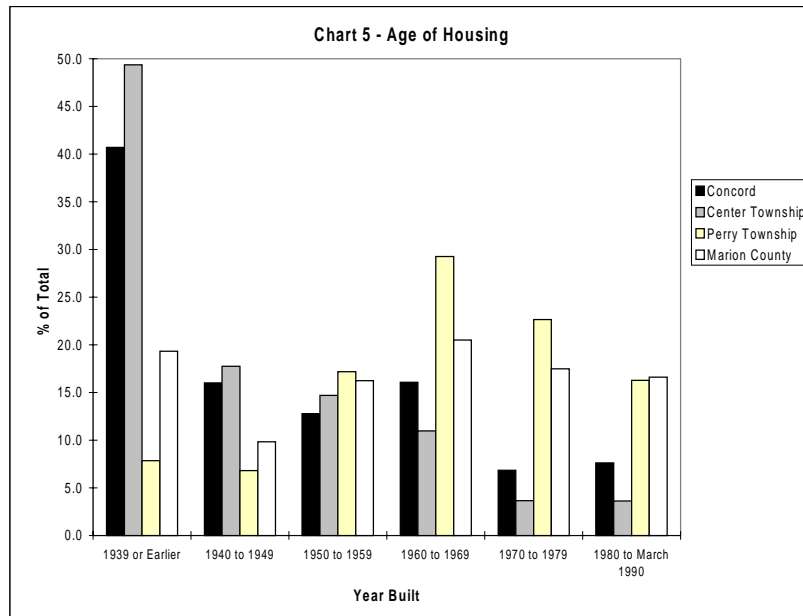
Educational Attainment	Concord		Center Township		Perry Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	1,434	13.4%	15,565	13.8%	3,305	6.0%	35,047	6.9%
9th to 12th Grade, No Diploma	2,758	25.8%	32,465	28.9%	7,957	14.5%	83,553	16.3%
High School Graduate	3,974	37.1%	35,036	31.2%	20,800	37.8%	158,958	31.1%
Some College, No Degree	1,377	12.9%	16,453	14.6%	10,380	18.9%	97,003	19.0%
Associate Degree	269	2.5%	3,910	3.5%	3,252	5.9%	27,131	5.3%
Bachelor's Degree	644	6.0%	5,746	5.1%	5,941	10.8%	70,315	13.8%
Graduate or Professional Degree	246	2.3%	3,291	2.9%	3,362	6.1%	39,302	7.7%
Total	10,702	100.0%	112,466	100.0%	54,997	100.0%	511,309	100.0%

Source: U.S. Census Bureau.
Table 2 - Educational Attainment

8. Age of Housing

Data on the age of residential structures is an important fact when defining housing improvement programs. Figures in 1990 show that 56.7% of the housing in the Concord neighborhood will be at least 50 years old in 2000. These structures may need major rehabilitation in some areas (see Building Conditions).

The figures in Chart 5 show housing in the Concord neighborhood is not as old as housing in Center Township. Housing development trends differ between Concord and Perry Township/Marion County.



Source: U.S. Census Bureau.
Chart 5- Age of Housing

9. Tenure of Household (Owner and Renter Households)

Owner occupied households in the Concord neighborhood comprise 55.2% of all households. As displayed in Table 3, the Concord figures is less than Perry Township and Marion County but higher than Center Township.

Table 3
1990 Tenure of Households

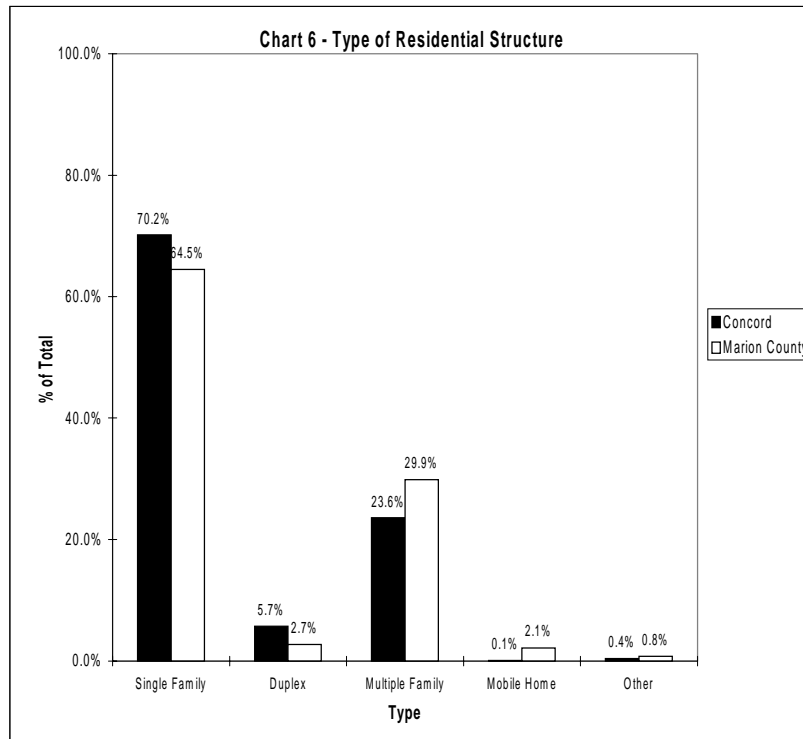
	Concord		Center Township		Perry Township		Marion County	
Tenure	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	3,728	55.2%	34,900	49.7%	20,648	61.2%	182,039	57.0%
Renter Occupied	3,031	44.8%	35,366	50.3%	13,116	38.8%	137,432	43.0%
Total	6,759	100.0%	70,266	100.0%	33,764	100.0%	319,471	100.0%

Source: U.S. Census Bureau.
Table 3 - 1990 Tenure of Households

10. Type of Residential Structure

Single family structures in the Concord neighborhood dominate the residential landscape. Single family structures comprise 70.2% of all residential structures (see Chart 6).

Multifamily structures comprise almost a quarter of all residential structures in the Concord neighborhood. The types of residential structures in the Concord neighborhood are very similar to figures in all of Marion County.



Source: U.S. Census Bureau.
Chart 6- Type of Residential Structure

As shown in Table 4, the overwhelming choice of renters in the Concord neighborhood is multifamily structures. However, there are a significant number of renters in single family structures.

Table 4
Type of Residential Structure by Tenure in 1990
Concord Neighborhood

Structure Type	Total			
	Own	Rent	Number	Percent
Single Family	3,636	1,108	4,744	70.2%
Duplex	58	330	388	5.7%
Multiple Family	14	1,580	1,594	23.6%
Mobile Home	7	0	7	0.1%
Other	13	13	26	0.4%
Total	3,728	3,031	6,759	100.0%

Source: U.S. Census Bureau.
Table 4 - Type of Residential Structure by Tenure in 1990

11. Summary of Demographic Characteristics

In 1990, the total population of Concord was 17,665 persons. Since 1960, the Concord population has shown a fluctuating change in the population by decreasing 557 persons (-3.1%) from 18,222 persons (see Chart 1). Based on past trends, population decline will likely be experienced during the 1990s.

The number of housing units in Concord totaled 7,375 in 1990. A twenty-year trend shows a decrease in the number of housing units each decade.

Comparing population and housing unit trends, it is likely that the household size has decreased from 1970-1990. This trend is a reflection of a national trend. The only factor that may effect these numbers is the unlikelihood of an astronomical rise in the number of vacant housing

units.

Persons age 18-29 years and age 65+ years comprise a significantly larger percent of the population in the Concord neighborhood when compared to Center Township, Perry Township, and Marion County. **Those persons under age 30 years comprise nearly half of the population in the Concord neighborhood (48.6%).**

The household types in the Concord neighborhood reflect similar numbers when compared to Marion County. Married couple families comprise 45.8% and non-family households comprise 36.6% of all households in the Concord neighborhood.

Fifty six point seven percent (56.7%) of the households had annual income of less than \$25,000 in 1989. These numbers fare better than numbers in Center Township, but compares less favorably to Perry Township and Marion County numbers.

Statistics on educational attainment show that at least 60% of the population over age 25 has at least a high school diploma in the Concord neighborhood. This number is higher than Center Township, but compares less favorably to Perry Township and Marion County numbers.

Figures in 1990 show that 56.7% of the housing in the Concord neighborhood will be at least 50 years old in 2000. These figures for Concord housing show it is not as old as housing in Center Township, but older than the housing development trends of Perry Township and Marion County.

Owner occupied households in the Concord neighborhood comprise 55.2% of all households, a

figure less than numbers in Perry Township and Marion County, but higher than numbers in Center Township.

Single family structures in the Concord neighborhood dominate the residential landscape. Single family structures comprise 70.2% of all residential structures (see Chart 6).

Multifamily structures comprise almost a quarter of all residential structures in the Concord neighborhood. The types of residential structures in the Concord neighborhood are very similar to figures in all of Marion County.

The overwhelming choice of renters in the Concord neighborhood is multifamily structures. However, there are a significant number of renters in single family structures.

HISTORY OF DEVELOPMENT

Writing the history of the Concord neighborhood is, in its earliest years, the story of Indianapolis. It was the Capitol City where settlers came and from a central township (Center Township) that Indianapolis spread in all directions.

In 1821, Alexander Ralston began the task of creating a city out of unsettled forest. Although the four square mile donation of land was available for the new town, Ralston planned a one mile square plat (In the Concord Neighborhood, the original plat included an area north of South Street and east of the White River).

Ralston developed a plan based on a central hub with wide radiating streets over laid with a grid of blocks. Blocks beyond the mile square were known as outlots, which remained undeveloped until being annexed during the railroad construction boom in the mid 1800s.

Historians debate when the first settler arrived in Indianapolis, however, it is known the area initially developed at a slow pace. Construction of the National Road, beginning in Indianapolis in 1829 and proceeding east and west, originally did little to bring settlers to Indianapolis. Also, the failure of the Internal Mammoth Improvements Act of 1836 left Indianapolis with an abandoned canal project and no substantial new transportation routes.

During the mid 1800s, the Concord neighborhood developed around the construction of two railroad lines and the proximity to downtown Indianapolis. One railroad line ran along the eastern edge of the neighborhood and the other ran southwest from the end of Kentucky Avenue (Kentucky Avenue ended at South St. in the mid 1800s). A rail line located $\frac{1}{4}$ mile north of Raymond Street and

running east and west served as a beltway rail line, hence it's name the Belt Rail Road.



Photograph 3 - Illinois Street and South Street looking northeast, 1921 (Photograph by Bass Photo Company Collection, Indiana Historical Society, 74561-F)

The rail line running along the eastern edge of the neighborhood is still in existence and is now named the Indiana Louisville Rail Road. The other rail line running southwest from the end of Kentucky Avenue is no longer in existence. The Belt Rail Road still exists, and another rail line heading south off the beltway line was built in the early part of the twentieth century.

The early railroad lines not only helped bring commercial and industrial prosperity to Indianapolis, but also played a pivotal role in determining the geographic pattern of a developing city. Rail lines established extensive corridors from Union Station outward where businesses could locate. Because of early railroad development, commercial

and industrial activity existed in the Concord neighborhood before large-scale residential development.

Anticipating a housing demand, early plats beyond the Mile Square were located in proximity to commercial and industrial activity. Early developers speculated that industries would generate jobs and create a housing demand. Workers located in close proximity to employment because walking was the primary mode of transportation.

In 1858, the City of Indianapolis now extended to Morris St. on the south. This annexation allowed further development south of downtown.



*Photograph 4 - Sacred Heart Catholic Church, 1928
(Photograph by Bass Photo Company Collection,
Indiana Historical Society, 206486-F)*

In subsequent years, the economic recession of the 1870s

delayed large-scale residential construction in the Concord neighborhood. However, the City continued to grow and by the end of the 1800s, the City of Indianapolis extended to Southern Avenue on the south side of downtown.

The continued growth was attributed in part to electric streetcars arriving in the City of Indianapolis during the late 1880s. The streetcars provided city residents with a faster and more efficient means of transit. Consequently, streetcars spurred residential development farther from Indianapolis' downtown.



*Photograph 5 -Garfield Park, pond, 1919
(Photograph by Bass Photo Company Collection,
Indiana Historical Society, 67140-F)*

Additional residential plats followed streetcar development in Indianapolis. By 1915, a streetcar line ran from Southern Avenue north along Meridian Street to downtown Indianapolis. Besides adequately servicing the Mile Square, streetcar lines ran along Kentucky Avenue,

south along West Street from South Street, and then heading west along Morris Street.

An outgrowth of the streetcar was the interurban, a form of mass transit providing inter city transportation. No interurban routes ran through the Concord neighborhood.

A rising trend in housing construction occurred during the 1940s and 1950s. Housing needs were created from returning World War II service men, the increased use of the automobile, inexpensive land, and federal incentives. Construction during this period was primarily single family homes; however, some large-scale multifamily structures were built.

Housing development extended south to Troy Avenue in the 1950s. The remainder of the Concord neighborhood extending to Hanna Avenue was developed after the passage of UNIGOV legislation in 1969.

During the 1950s, retailers began to examine the expansion of housing development. Traditionally, their activities had been concentrated in downtown. Now, shopping centers such as the Airway Shopping Center (currently an industrial area) began to be planned for and spring up near newer housing. The decline of Meridian Street businesses close to downtown began in the 1960s when businesses began locating on Madison Avenue south of Southern Avenue.

Eventually, service industries located in the Concord neighborhood close to new housing developments. The landscape of business has changed since the first commercial developments arrived. Recently, retail and service industries have changed to reflect demographic trends in the Concord neighborhood.

Today, commercial and industrial development extends

from Washington Street south to McCarty Street. Residential development now begins around McCarty Street and varies in location when moving south towards Hanna Avenue.

The Concord Community Development Corporation (CCDC), founded in 1993, has brought about a new focus in dealing with neighborhood issues, setting priorities, and obtaining funds for housing improvement. CCDC approaches its work with the community from the value that resident input, direction, and participation are crucial factors in achieving successful results.

ASSETS AND LIABILITIES

A vital part of neighborhood planning is the involvement of a broad cross section of the entire community. During the development of the Concord Community Plan, the *Assets and Liabilities* expressed by people living and working in the area was accomplished through a survey and in a number of public meetings and working sessions.

The comprehensive community assessment is an effort to determine perceptions of current conditions in the community, to give focus to the Concord Community Development Corporation's vision and direction, and to begin the formation of a neighborhood plan for the area. The Concord Community Development Corporation was involved early in the discussion and formation of the community assessment. From this discussion, the City of Indianapolis was selected to complete a community strengths and needs assessment on behalf of the Concord community.

The focus of this community assessment represents a departure from the conventional deficit approach. It was determined to be important that the assessment not only examine the areas of weakness in the community but also those sources of community strength. These strengths or assets serve to empower community residents through the identification of resources from which to build upon an effort to address community needs.

The community planning process indeed recognizes needs, resources, and strategies to begin an informed dialogue regarding community issues. These community issues directly relate to the improvement of community conditions and increased quality of life for all Concord Residents.

There has never been a study of this depth conducted in what is now known as Concord. Other attempts at developing plans have been undertaken in portions of the Concord community. However, previous studies were not as grass roots in origin, planning, and implementation; nor were they as holistic and possessing great depth as this effort. These previous studies were reviewed for process and methodology.

Two sources of information were utilized in the planning of the assessment methodology. Kenneth Webb and Harry P. Hatry of the Urban Institute wrote a book titled *Obtaining Citizen Feedback: The Application of Citizen Surveys to Local Governments*. This text was the primary source for development of the methodology. Another useful tool was *The Southeastside Neighborhood Plan* published by the Department of Metropolitan Development, Division of Planning.

The overall goals of the assessments were to:

- 1. Determine what current strengths and needs exist in the community.**
- 2. Build community interest and participation in the development of a neighborhood plan by requesting input on community issues.**
- 3. Focus on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.**

SURVEY DESIGN

The model used for the Neighborhood Survey was a three-part model consisting of:

- Preassessment (planning, organizing, and

constructing surveys)

- Assessment (actual data collection), and

- Post assessment stage (data analysis and reporting)

During preassessment, it was important to know what the needs were in order to build on the strengths. Building on existing community strengths is long term; therefore, the survey incorporated an assessment to identify those residents who have immediate needs.

The focus on community strengths influenced the entire method of assessment. This influence was incorporated into survey construction and the multitude of respondents targeting neighborhood associations, residents, businesses, nonprofit/government, and religious organizations.

The neighborhood survey tallied the perceived strengths and needs in the Concord community. When inquiring about the needs in the community, many of the terms used were worded with present tense and active phrases. The concepts were examined in a more empowering approach using terms such as "keeping streets and alleys clean".

Open-ended opportunities were also used to convey to survey respondents that their individual input was important to the process. More importantly, open-ended opportunities allowed residents to express views that may have been overlooked in the most thorough or perfectly prepared surveys.

The community assessments basic value of tallying and ranking community strengths and needs would carry over to the next step of the community planning process once the results had been identified. The response to the call for community meetings indicated this was achieved.

The following text is the Concord Neighborhood Survey that was mailed out to 357 neighborhood residents, neighborhood associations, businesses, nonprofit/government agencies, and churches. Eighty-two (82) surveys were returned for a 23% response rate, a rate acceptable for statistical significance of a mail survey.

CONCORD NEIGHBORHOOD SURVEY

The Concord Community Development Corporation (CCDC), the Department of Metropolitan Development - Division of Planning, and neighborhood residents and businesses are involved in developing a neighborhood plan.

Part of the plan is to complete a survey of issues and assets that are important in the community. A series of neighborhood meetings will follow to tally issues and assets and recommend actions for improving the neighborhood.

The two lists on this page identify the common issues faced by a neighborhood and the assets that make the neighborhood a good place to live. All members of a household or business need to be taken into consideration.

Rate all items from 1 to 10 (the most important being 10 and the least important being 1) and fill in blank lines with additional comments. Please return in the self-addressed envelope.

Issues

High Crime _____
Better Public Transportation _____
Need for Health Care _____
Lack of Social Services _____
Better School System _____
Need for Child Care _____
Improve the Library _____
Poor Condition of Roads _____

Problems with Water and
Sewer Lines _____
Poor Water Drainage _____
Heavy Traffic _____
Poor Condition of Sidewalks _____
Poor Condition of Parks _____
Tear Down Abandoned
Housing _____
Excessive Pollution _____
Keeping Streets and
Alleys Clean _____
Need for Affordable Housing _____
Lack of Job Training and
Employment _____
Help with Home Repairs _____
Lack of Stores _____
Other _____
Other _____
Other _____

Assets

Library Resources _____
Education of Children _____
Low Crime _____
Social Services for Residents _____
Public Transportation
to Places _____
Health Care for Individuals _____
Child Care for Families _____
Youth in the Community _____
Access to Freeways _____
Park Facilities to Use _____
Affordable and Well Maintained
Housing _____
Water and Sewer Service to
Homes and Businesses _____
Clean Streets and Alleys _____
Stores in the Neighborhood _____

Enough Job Training and
Employment _____
Other _____
Other _____
Other _____

Contact Dori Sparks at CCDC (637-4376) or Tim Hayes at
Division of Planning (327-5848) for more information

MEASURES

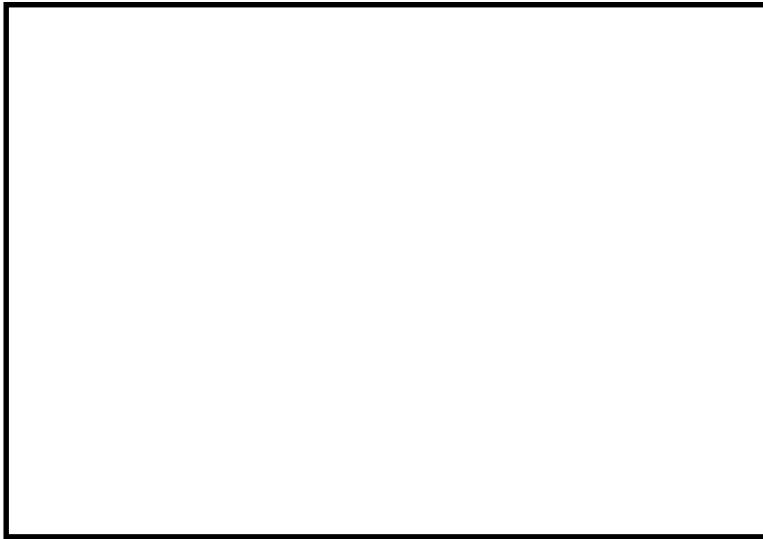
Survey measures were developed from the input of
essential stakeholders to customize the type of
information collected in the Concord community. The
target respondents were neighborhood associations,
neighborhood residents, businesses, religious
organizations, and nonprofit/government organizations.

Surveys were numbered and identified as to which
geographic area the survey was conducted. This was done
to track survey completion and to review differing
perceptions based upon geographical location.
Confidentiality was maintained so that no survey could be
matched to a specific address.

RESULTS OF SURVEY

The results of the neighborhood survey are divided into
two sections. These sections prioritize the list of assets
and issues. The average score for ranking purposes was
calculated by dividing the total points by the total
responses.

Table 5 shows the top 5 assets are affordable and well
maintained housing, water and sewer service to homes and
businesses, youth in the community, library resources, and
social services for residents. The observed null values are
due to confusion with issues in the community.



Photograph 6 - Housing immediately north of the University of Indianapolis

Table 5 - Asset Ranking for Total Responses

<u>Ranking</u>	<u>Asset</u>	<u>Average Score</u>
1	<i>Affordable and Well Maintained Housing</i>	7.40
2	<i>Water and Sewer Service to Homes and Businesses</i>	7.03
3	<i>Youth in the Community</i>	7.02
4	<i>Library Resources</i>	6.16
5	<i>Social Services for Residents</i>	6.12
6	Health Care for Individuals	6.05
	Park Facilities to Use	6.05
7	Child Care for Families	6.00
8	Public Transportation to Places	5.92
9	Enough Job Training and Employment	5.88
10	Access to Freeways	5.75
11	Stores in the Neighborhood	5.70

Table 5 - Asset Ranking for Total Responses, cont.

<u>Ranking</u>	<u>Asset</u>	<u>Average Score</u>
Null	Low Crime	Null
Null	Education of Children	Null
Null	Clean Streets and Alleys	Null

Note: Italicized and bold text represent top 5 assets.
Source: City of Indianapolis, Department of Metropolitan Development.

List of Other Assets - Concord Neighborhood Survey (Individual Responses)

Should have been - what we need and what we have
Abundance of historic resources
Churches

Residents

Steady Improvements in Neighborhood

Various Caring Social Services

Get rid of McCoys store

Number at Palmer and Union-gangs, loitering young girls, dope dealing and using

Access to Downtown

Homes with Character

Meridian St. out gateway

Religious Facilities Available

Banks in the neighborhood

Food pantries

Renter Community

Concord Community Development Corporation

Identifying assets in the Concord neighborhood serve as sources of renewal and revitalization to tackle issues.

Resources targeted for this neighborhood can build on the assets by enabling residents and public and private agencies to reinforce the neighborhood as a safe and attractive place to live.

Significant change in the Concord neighborhood will be primarily in the long term, although, there are short-term goals which can be achieved. **Users of this document must relate the issues and assets in the community to the stated goals, objectives, and specific actions.**

Table 3 shows the top 5 Issues are a better school system, high crime, keeping streets and alleys clean, tear down abandoned housing, and excessive pollution.



Photograph 7 - Emmerich Manual High School at 2405 Madison Avenue

Table 6 - Issue Ranking for Total Responses

<u>Ranking</u>	<u>Issue</u>	<u>Average Score</u>
1	<i>Better School System</i>	<i>8.00</i>
2	<i>High Crime</i>	<i>7.97</i>
3	<i>Keeping Streets and Alleys Clean</i>	<i>7.55</i>
4	<i>Tear Down Abandoned Housing</i>	<i>7.41</i>

Table 6 - Issue Ranking for Total Responses, cont.

<u>Ranking</u>	<u>Issue</u>	<u>Average Score</u>
5	<i>Excessive Pollution</i>	<i>7.00</i>
6	Help with Home Repairs	6.90
7	Lack of Stores	6.69
8	Need for Affordable Housing	6.63
9	Poor Condition of Sidewalks	6.37
	Poor Condition of Roads	6.37
10	Need for Health Care	6.17
11	Heavy Traffic	6.05
12	Lack of Job Training and Employment	6.03
13	Improve the Library	5.95
14	Need for Child Care	5.85
15	Better Public Transportation	5.84
	Poor Water Drainage	5.84
16	Poor Condition of Parks	5.26
17	Problems with Water and Sewer Lines	5.25
18	Lack of Social Services	5.15

Note: Italicized and bold text represent top 5 Issues.

Source: City of Indianapolis, Department of Metropolitan Development.

List of Other Issues - Concord Neighborhood Survey (Individual Responses)

Natural Resources Protection

Zoning-Keep residential

Tree Protection

Historical Preservation

We need 7 alley numbers plus for streets

Rehabilitate abandoned housing

After School Programs

Ex con Job Training

Accountability to Neighborhood Standards

Mentoring Program

Need for More Police

Need 2 bridges over creeks/culverts on 2900 Brill Road

and approximately 2950 S. Pennsylvania Street - both are crumbling and dangerous
Graffiti on private property
Lack of Neighborhood Schools
Lack of Businesses/Jobs
Emphasis on Center City Glitter
Clean up pollution problems
Stop privatizing public assets
Clean up IPD
No more pro sports subsidies
More money to parks for kids sports
Tear down homes that are abandoned and rented by slum landlord at 1625 Union St. and 1634 S. Talbott
Personal Pride
Home Pride
Police Pride
More affordable child and senior care
Gangs
Lack of Parental Supervision
Unwillingness of parents to control and accept responsibility for their teenagers
Slumlords
Streets cleaned only after complaints
Lack of police presence
Sign for Playground areas
Stop sign at Wilkins and Illinois
Claim the River for Parks
Weeds
Abandoned Cars
Slum Landlords
We need lots of help
This side of street needs lots of improvement
Should not wait 4 or 5 years to repair senior citizen home
Increased Police coverage
Greater Animal control
Pedestrians Using Street instead of Sidewalk
Affordable Lawyers
Public transportation is very poor on this side of town

(Meridian south)
Need of supermarket in Neighborhood
Lot of Homes Need Repair
Need a Clinic close by
Trash Pick up/Heavy Trash Pick up
Parking
Stray Animals, Police Attitudes
We need more stores
Restoring older homes
Vandalism
Communication with City County Council
Lack of parent training/services to youth
Lack of pride in neighborhood/landlord integrity
Lack of alcohol and drug rehabilitation

CONCLUSION

A vital part of neighborhood planning is the involvement of a broad cross section of the entire community. The requirements for including a broad cross section of the Concord community have been met by using a sound and ethical planning process. The methods used for identifying assets and liabilities are particularly sound in the Concord community.

The Concord community identified affordable and well maintained housing, water and sewer service to homes and businesses, youth in the community, library resources, and social services for residents as the top assets. The top issues were identified as a better school system, high crime, keeping streets and alleys clean, tear down abandoned housing, and excessive pollution. Users of this document must relate the assets and issues in the community to the stated goals, objectives, and specific actions in the following sections.

SCHOOL SYSTEM

The purpose of creating a section devoted to the school system was done for two reasons. Those reasons were 1) The neighborhood survey identified the top concern as a "Better School System", and 2) Addressing a complex issue such as the school system that has far reaching ramifications can be a separate section. The school system is certainly connected to other issues in the community, especially in regards to youth (see Assets and Liabilities).

Court ordered desegregation of public schools in Marion County ended in 1998. Over the next twelve years, those students entering their school years that would have previously attended a township school will now attend Indianapolis Public Schools (IPS). Achieving racial balance in the public school system will continue to be an issue in Marion County.

The majority of children and young adults residing in the Concord neighborhood are within the Indianapolis Public School District. Students living in the southern part of the Concord neighborhood (south of Troy Avenue) attend the Perry Township School District.

SURVEY CONCLUSIONS

The top ranked issue in the Concord neighborhood was a "Better School System". Although related to other issues, education of children is the top priority in the Concord neighborhood.

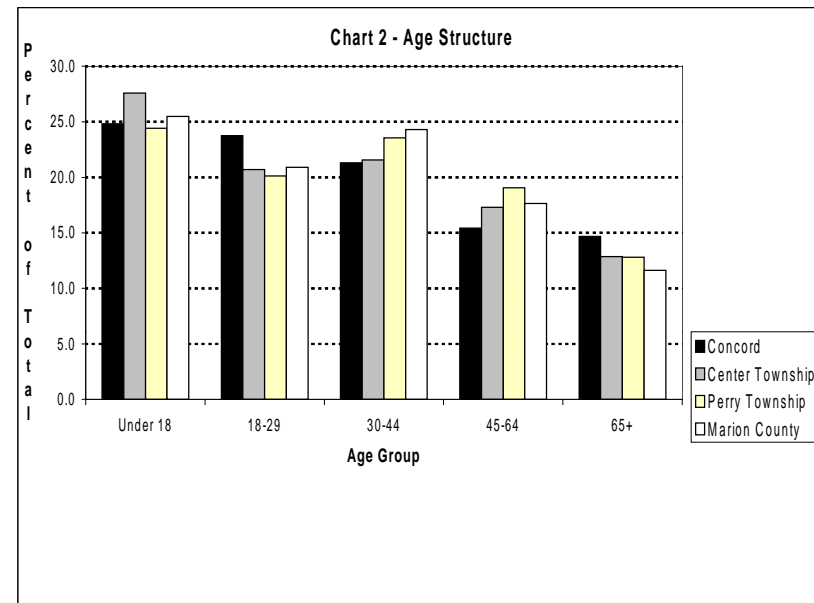
In comparison to other issues, the asset ranking of "Education of Children" does show a common error in response to the community survey. Respondents confused some of the assets as issues in the Concord neighborhood.

Many assets that exist in the Concord neighborhood can help improve the public school system. A starting point is

the IPS Strategic Plan developed in 1999. See the IPS Strategic Plan for information on goals, strategies, and specific actions.

AGE STRUCTURE

As shown in Chart 2, persons under the age of 18 comprise a smaller percentage of the population in the Concord neighborhood when compared to Center Township and Marion County. Perry Township shows a lower percentage of school age children when compared to the Concord neighborhood.



Source: U.S. Census Bureau.
Chart 2- Age Structure in 1990

PUBLIC AND PAROCHIAL SCHOOLS

The following public and parochial schools are located in the Concord neighborhood.

1. Public Schools

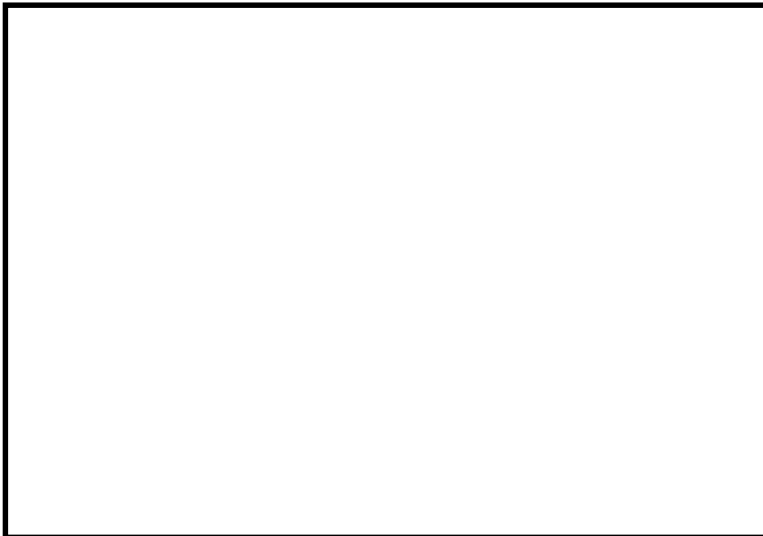
School 72 - Emma Donnan Middle School
1202 East Troy Avenue

Emmerich Manual High School
2405 Madison Avenue

2. Parochial Schools

St. Roch Catholic School
3603 S. Meridian Street

Central Catholic School
1155 Cameron Street



Photograph 8 - Campus of Central Catholic School and Emma Donnan Middle School

Three public schools border the Concord neighborhood. These schools are IPS 31 at 307 Lincoln Street, IPS School 34 at 1410 Wade Street, and IPS School 65 at 4065 Asbury Street.

CRIME AND SAFETY

In all communities, crime and safety is a sensitive issue. Whether the issue is a law enforcement strategy or an abundance of criminal activity, the perception of crime and safety can adversely affect a community.

Tabulating crime statistics is best presented in summary form. The need to use detailed statistics is best reserved for law enforcement. Certainly, community relations with law enforcement are an important part of improving crime and safety.

Crime statistics for the Concord neighborhood are reported by the Indianapolis Police Department (IPD) using the grid reporting system. Representing an area of five square blocks, each grid records statistics for eight categories of crime.

A small area south of Troy Avenue in the Concord neighborhood is covered by the Marion County Sheriff's district. After an extensive review, the small area relative to the entire Concord neighborhood did not warrant the compilation of these statistics. Population numbers used to calculate a crime rate were adjusted to reflect the subtraction of the Marion County Sheriff's District.

In comparison with the entire IPD District and except for larcenies and assaults, the Concord neighborhood showed a lower crime rate in 1996 and 1997. Although the total crime rate was higher during these years, larcenies and assaults comprised a large volume of crimes and should not mask the lower rates of serious offenses in the Concord neighborhood. Coordinating crime watches with IPD and neighborhood residents has proven to be positive move to reduce crime.

There are four police district offices within the IPD

service district. Each office is a quadrant headquarters providing service 24 hours per day with some offices containing community rooms that are shared by neighborhoods. The IPD South District Office who services the Concord neighborhood is located at 1150 South Shelby Street.

SURVEY CONCLUSIONS

The second ranked issue in the Concord neighborhood was "High Crime". Similar to a "Better School System", crime is related to other issues in the Concord neighborhood.

In comparison to issues, the asset ranking of "Low Crime" does show a common error in response to the community survey. Respondents confused this asset in the Concord neighborhood as an issue.

Many assets exist in the Concord neighborhood that can improve the crime situation. New initiatives have recently begun through the City of Indianapolis and the Indianapolis Police Department (See below).

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community were:

GOAL: **Improve Community Relations with the Police Department**

STRATEGY:

Bridge the communication gap between neighborhood residents and the Indianapolis Police Department

SPECIFIC ACTIONS:

- A. Indianapolis Police Department should make their best attempt to maintain a minimal amount of turnover of officers who patrol the Concord community*
- B. Neighborhood residents and neighborhood businesses ought to fully utilize and understand non emergency telephone numbers*
- C. Indianapolis Police Department should better educate the general public in the Concord community by visiting public and private schools, neighborhood association meetings, and Concord Community Development Corporation meetings; and preparing articles or information pieces in the Spotlight newspaper or other media for educational purposes*
- D. The Concord Community Center in conjunction with other social service agencies ought to increase the awareness of child oriented services*

GOAL: **Foster Crime Reduction Efforts**

STRATEGY:

Identify pilot programs or concepts that can be effective in the Concord community

SPECIFIC ACTIONS:

- A. Under the direction of the Department of Metropolitan Development, City of Indianapolis; the Concord Community Development Corporation should investigate into the appropriateness of a Code Compliance Task Force for the Concord community*
- B. Under the direction of the Mayor's Office, City of Indianapolis; the Concord Community Development Corporation is suggested to utilize, on behalf of the neighborhood, the adults and juveniles who have received community service to fulfill that service in the neighborhood where the offender lives*
- C. Continue the success of the homework club through Sacred Heart Catholic Church*

GOAL: Improve Safety in the Community

STRATEGY:

Primarily rely on neighborhood activism to mold the Concord community into a safer place to live

SPECIFIC ACTIONS:

- A. Neighborhood residents ought to establish strong neighborhood organizations and crime watch organizations*
- B. Concord Community Development Corporation should conduct a youth summit to address crime and other youth issues*
- C. Marion County courts, with assistance from the Mayor's Office, City of Indianapolis; should solicit*

support for the concept of community courts, a concept that physically brings the courts to the neighborhoods

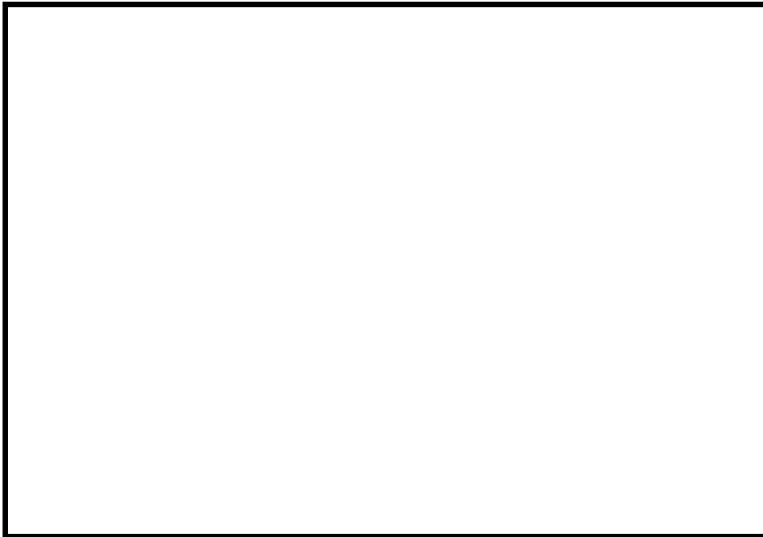
- D. Utilizing a consortium headed by Concord Community Development Corporation, combine the efforts of businesses, neighborhood associations, neighborhood residents, Indianapolis Parks, Community Centers of Indianapolis, and other social services agencies to provide additional youth/family oriented activities in close proximity to residents*

APPEARANCE OF NEIGHBORHOOD AND INFRASTRUCTURE

Water and sewer service, debris and litter, condition of roads, and historic preservation contribute to the Concord neighborhood's ability to attract residents and businesses. Certainly, enhancing and maintaining these important basic services will allow an opportunity to improve the quality of a resident's life.

SURVEY CONCLUSIONS

The third ranked issue in the Concord neighborhood was "Keeping Streets and Alleys Clean". "Poor Condition of Sidewalks" and "Poor Condition of Roads" ranked ninth and tenth among the eighteen (18) issues. All three of these issues are very important to the well being of business people and residents in the Concord neighborhood.



*Photograph 9 - Youth mural at Talbott Street and
Orange Street (Photograph courtesy of Dan Bonwell)*

"Poor Water Drainage" and "Problems with Water and

Sewer Lines" were ranked as some of the least important issues in the community survey. These two issues are less of a priority for the Concord neighborhood, which reflects important assets to build upon in the Concord neighborhood.

The summary of assets identified "Water and Sewer Service to Homes and Businesses" as the second highest ranked asset in the Concord neighborhood. Water and sewer service is one of the more important assets to retain or attract businesses and strengthen neighborhoods.

As additional assets in the Concord community, "Access to Freeways" was identified as one of the lower ranked assets; and "Clean Streets and Alleys" as an important asset. **In comparison to issues, the asset ranking of "Clean Streets and Alleys" shows a common error in response to the community survey (See Table 5).**

SURFACE TRANSPORTATION

Anticipating a housing demand, early plats were located in proximity to commercial and industrial activity. The transportation system in these early days is typical of the time when streetcars and walking were the most widely used forms of transportation. Narrow streets and pedestrian ways were common during this period. A significant amount of residential areas, particularly the areas closest to downtown, reflect this development pattern in the Concord neighborhood.

There are areas in the southern part of the Concord neighborhood that was platted after the Second World War. Larger lots, wider streets, and cul-de-sacs are typical of this period (See Map 2).

1. Truck Routes

Recommended truck routes in Indianapolis are

designed to facilitate access to commercial and industrial areas without forcing truck traffic to penetrate residential areas. Truck routes include freeways, expressways, and primary and secondary arterials, with the highest truck volumes occurring on freeways.

The Indianapolis Department of Capital Asset Management recommends truck routes. All vehicles can use any street as long as it is not prohibited in the Indianapolis Code and meets posted height or weight limits.

The Indianapolis Code limits vehicle movement according to weight limitations. Although weight limitations are posted, vehicles often travel on residential streets. Weight limits in residential areas of the Concord neighborhood exist to restrict access by trucks. Regulations are enforceable, however enforcement is often difficult.

Classifying roads not only provides for vehicles with varying weights, but it serves as a means for efficiently moving goods and services and protecting residential streets from commercial and industrial traffic. The classification of roads and their descriptions as recognized by the Official Thoroughfare Plan of Marion County are:

Freeways - Divided highways with full control of access and grade separated interchanges. Primary function is movement of traffic, in particular long trips made between metropolitan areas. These roads are designed for high-speed operation.

Expressways - Access controlled routes with design and operational characteristics similar to freeways, with some intersections at grade. Access control is

usually obtained by using medians, frontage roads, and by selectively locating intersections. These roads are designed for high-speed operation.

Primary Arterials - These routes have a greater ability to carry high vehicle volumes compared to other at grade routes. They either carry higher volumes than other adjacent routes or have the potential to carry higher volumes. They serve as connecting routes to the freeway system and to other primary arterials, and are oriented primarily to moving traffic than serving adjacent land use.

Secondary Arterials - These routes serve a higher percentage of short trips than do primary arterials. They carry significant volumes and are needed to provide system continuity.

Collectors - Primary function is to collect traffic from an area and move it to an arterial while also providing substantial service to adjacent land uses.

Local streets - These routes include the remainder of the surface streets. Their primary function is the service adjacent land uses.

The four highest classifications are important to commercial and industrial traffic moving goods, services, and raw materials. These highest classification routes in the Concord neighborhood are:

Freeways:

I-70 and I-65 (Missouri Street, West Street, Capitol Avenue, Illinois Street, Morris Street, Pennsylvania Street, and Keystone Avenue are freeway interchanges in the Concord neighborhood)

Expressways:

Madison Avenue between Southern Avenue and Morris Street

Primary Arterials:

Bluff Road

Capitol Avenue

East Street

Georgia Street

Hanna Avenue

Harding Street

Illinois Street

Kentucky Avenue

McCarty Street

Madison Avenue north of Morris Street

Madison Avenue between Southern Avenue and East Street

Maryland Street

Meridian Street

Missouri Street

Morris Street

Pennsylvania Street

Raymond Street

South Street

Troy Avenue

Washington Street

West Street

Secondary Arterials:

Madison Avenue southeast of East Street

Shelby Street

Carson Avenue

CAPITAL IMPROVEMENTS

Numerous capital improvements are continuing or have been completed in the Concord neighborhood. These projects include water and sewer line construction and improvement; local street resurfacing, reconstruction, and

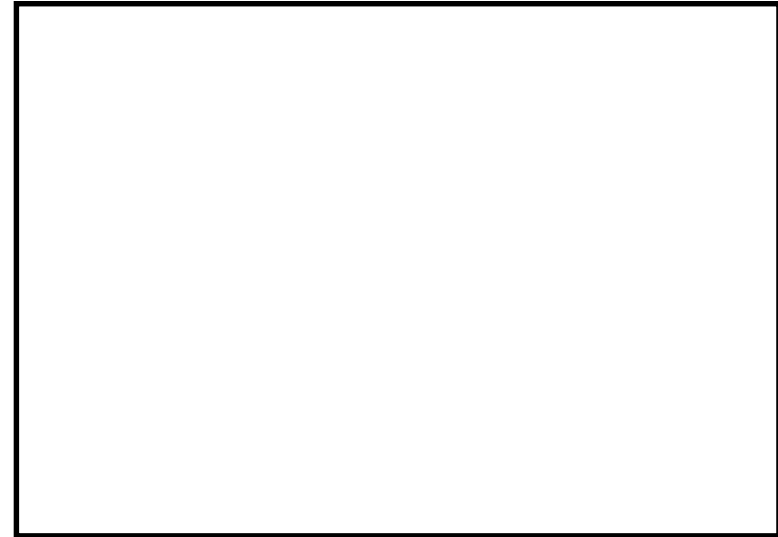
expansion; and sidewalk repair under the jurisdiction of the City of Indianapolis. Maintaining existing infrastructure and constructing new capital improvements would obviously have an impact on the future development of the Concord neighborhood.

Capital improvements can take two forms. One form is the scheduled project derived from identified needs in the Capital Improvement Program for the City of Indianapolis and the Regional Transportation Improvement Program. The other form consists of discretionary funds that exist for infrastructure projects. Discretionary funds allow for the insertion of new projects on a yearly basis. Capital improvements scheduled in the Concord neighborhood are:

1. **Bluff Road from West Street to Raymond Street. Resurfacing in 1999.**
2. **Bluff Road from Troy Avenue to West Street. Resurfacing in 1999.**
3. **Bradbury Avenue from South Garfield Drive to Shelby Street. Replacement of curb and sidewalk in 1999.**
4. **Hanna Avenue from US 31 to South Keystone Avenue. Rehabilitation and resurfacing of the existing pavement (four lanes), replace signals at 4 major intersections, placement of curbs and drainage structures including video taping of the existing storm sewer trunk line, and beautification/enhancement in 2001.**
5. **Harding Street from Hanna Avenue to 800' south of Raymond Street. Expansion of road from 2 to 4 lanes and bridge rehabilitation in year 2000.**
6. **McCarty Street reconstruction including an I-70**

connector and widening of the McCarty Street/
Meridian Street intersection.

7. Meridian Street from McCarty Street to South Street. Resurfacing and curb replacement on islands at McCarty Street/Russell Avenue and South Street in 1999.
8. Meridian Street from Morris Street to McCarty Street. Resurfacing in 1999.
9. Pennsylvania Street from Troy Avenue to Southern Avenue. Resurfacing in 1999.
10. Ray Street from Illinois Street to Meridian Street. Curb and sidewalk spot repairs in 1999.
11. Southern Avenue from Madison Avenue to Indiana and Louisville railroad tracks. Resurfacing, curb, and sidewalk spot repairs in 1999.
12. Southern Avenue from Indiana and Louisville railroad tracks to Shelby Street. Resurfacing, curb, and sidewalk spot repairs in 1999.
13. S.R. 135 (Meridian Street) at Troy Avenue, Hanna Avenue, and Sumner Avenue. Signal modernization in year 2000.
14. Sumner Avenue 1000 block E. Redefine ditches and/or install storm piping and inlets, and possible clean railroad right-of-way in 1999.
15. U.S. 31/37 (East Street) from Mills Avenue to Southern Avenue. Construct additional lane for turning movement. Land acquisition in 1999 and construction after 2001.



Photograph 10 - Meridian Street looking north from Raymond Street

Harding Street will become an increasingly important corridor for industrial and heavy commercial traffic. In addition to the widening of Harding Street north of Hanna Avenue, Harding Street will be expanded to 7 lanes south of Hanna Avenue to I-465. See land use and zoning discussions for the potential impact of the road widening.

Approximately 90% of the residents in the Concord neighborhood are located within the Community Development Block Grant (CDBG) area. CDBG funds are intended to develop viable urban communities by providing decent housing and by expanding economic opportunities principally for persons of low and moderate income.

CDBG funds are used to undertake a wide range of activities directed towards neighborhood revitalization, economic development, and improving community facilities

and services. Sites and areas that are eligible for CDBG funding can receive guidance from The Concord Community Plan.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community were:

GOAL: **Rejuvenate Appearance of the
Neighborhood**

STRATEGY:

Undertake public works projects and code compliance activities

SPECIFIC ACTIONS:

Use the various agencies to implement the following projects:

A. Concord Community Development Corporation and Marion County (Health and Hospital Corporation) should rehabilitate or demolish abandoned buildings in the neighborhood

- B. Concord Community Development Corporation and neighborhood associations ought to identify areas to focus housing code and sanitation code enforcement in conjunction with Marion County (Health and Hospital Corporation)*
- C. City of Indianapolis (Department of Capital Asset Management) should replace deteriorating curbs by constructing new curbs on Minnesota Street east of Union Street*
- D. City of Indianapolis (Department of Capital Asset Management) should replace two (2) bridges over creeks/culverts at 2900 Brill Road and at approximately 2950 S. Pennsylvania Street*
- E. City of Indianapolis (Department of Capital Asset Management) ought to replace deteriorating sidewalks by constructing new sidewalks along:
1. Arizona Street between Union Street and Talbott Street
2. Union Street between Minnesota Street and Palmer Street*
- F. City of Indianapolis (Department of Public Works) should clean the streets and public areas at the intersections of Raymond Street/Shelby Street and Raymond Street/Meridian Street*

AFFORDABLE HOUSING

Providing affordable housing to persons with limited economic means is an important asset in the Concord neighborhood. Related issues consist of crime, unemployment, deteriorating housing conditions, the amount of private and public investment, and quality of the environment. Finding solutions to these complex issues are juggled with the improvement of housing within the limitations of the Concord Community Plan.

SURVEY CONCLUSIONS

Affordable housing was identified as the number one community strength. Community survey results showed affordable housing ranked number eight among issues. **Certainly, issues with housing exist even though the community survey ranked affordable housing as the top strength.**

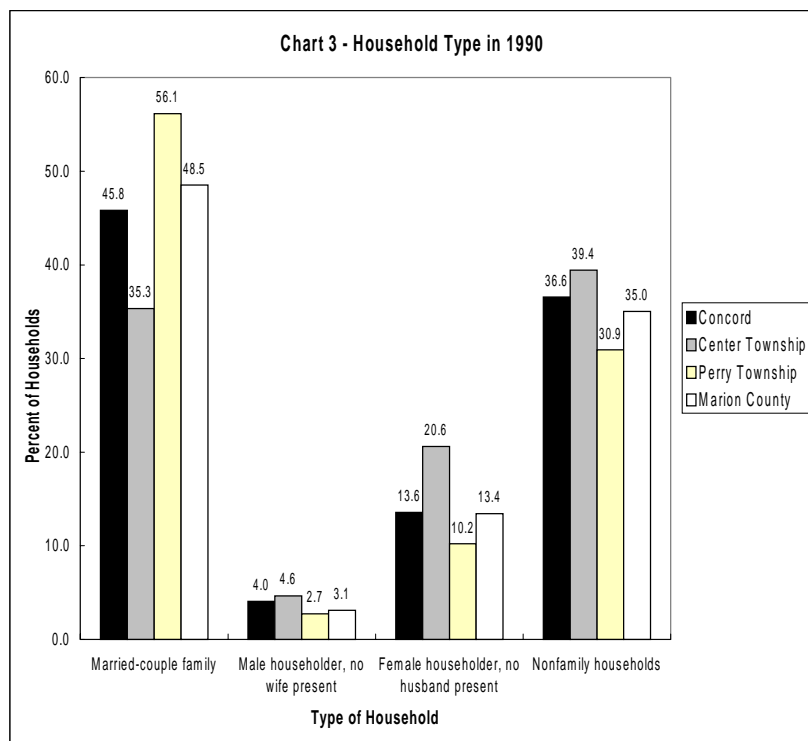
In addition, the issues of tearing down abandoned housing and help with home repairs ranked high. See building conditions for a general geographic distribution related to the issues of abandoned housing and help with home repairs.



Photograph 11 - Talbott Street Townhouses in the 1300 block of South Talbott Street (Photograph courtesy of Dan Bonwell)

HOUSEHOLD TYPE

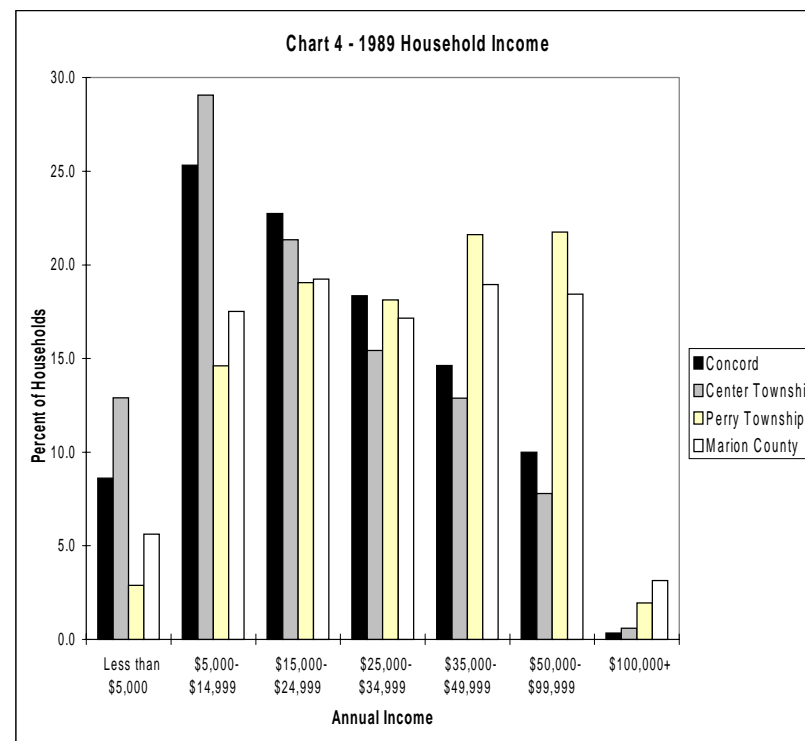
The household types in the Concord neighborhood reflect similar numbers when compared to Marion County. Married couple families comprise 45.8% and non-family households² comprise 36.6% of the households in the Concord neighborhood (See Chart 3). Non family households comprise an important part of the household population in Concord.



Source: U.S. Census Bureau.
Chart 3- Household Type in 1990

HOUSEHOLD INCOME IN 1989

As displayed in Chart 4, 56.7% of the households had annual income of less than \$25,000 in 1989. These numbers fare better than numbers in Center Township, but compare less favorably to numbers in Perry Township and Marion County.

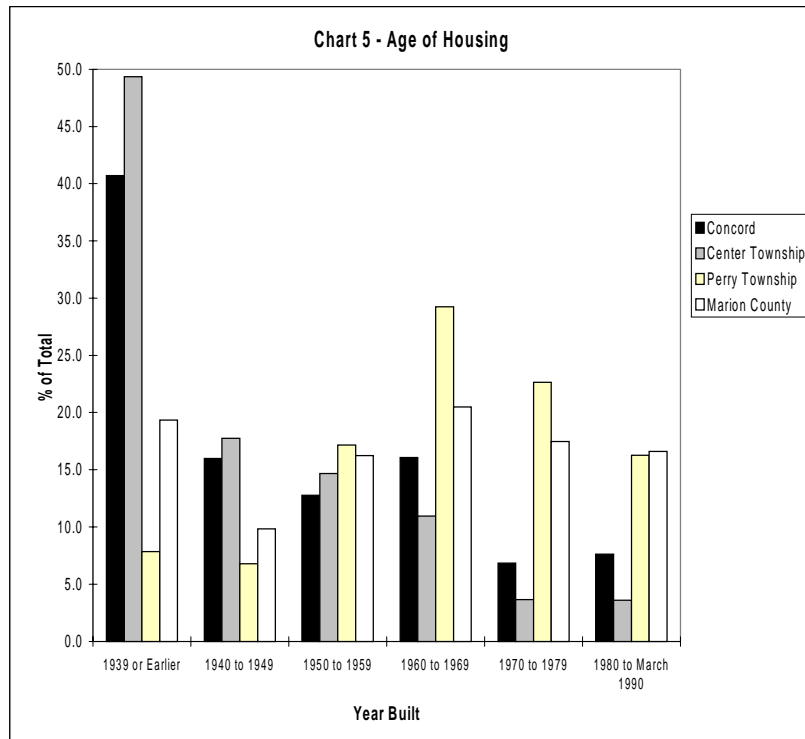


Source: U.S. Census Bureau.
Chart 4- 1989 Household Income

AGE OF HOUSING

Figures on the age of residential structures are important when defining housing improvement programs. **Figures in 1990 show that 56.7% of the housing in the Concord neighborhood will be at least 50 years old in 2000.** These structures may need major rehabilitation in some areas (see Building Conditions).

The figures in Chart 5 show housing in the Concord neighborhood is not as old as housing in Center Township. Housing development trends differ between Concord and Perry Township/Marion County.



Source: U.S. Census Bureau.
Chart 5- Age of Housing

TENURE OF HOUSEHOLD (OWNER AND RENTER HOUSEHOLDS)

Owner occupied households in the Concord neighborhood comprise 55.2% of all households. As displayed in Table 3, the Concord figures is less than Perry Township and Marion County but higher than Center Township.

Table 3
1990 Tenure of Households

	Concord		Center Township		Perry Township		Marion County	
Tenure	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	3,728	55.2%	34,900	49.7%	20,648	61.2%	182,039	57.0%
Renter Occupied	3,031	44.8%	35,366	50.3%	13,116	38.8%	137,432	43.0%
Total	6,759	100.0%	70,266	100.0%	33,764	100.0%	319,471	100.0%

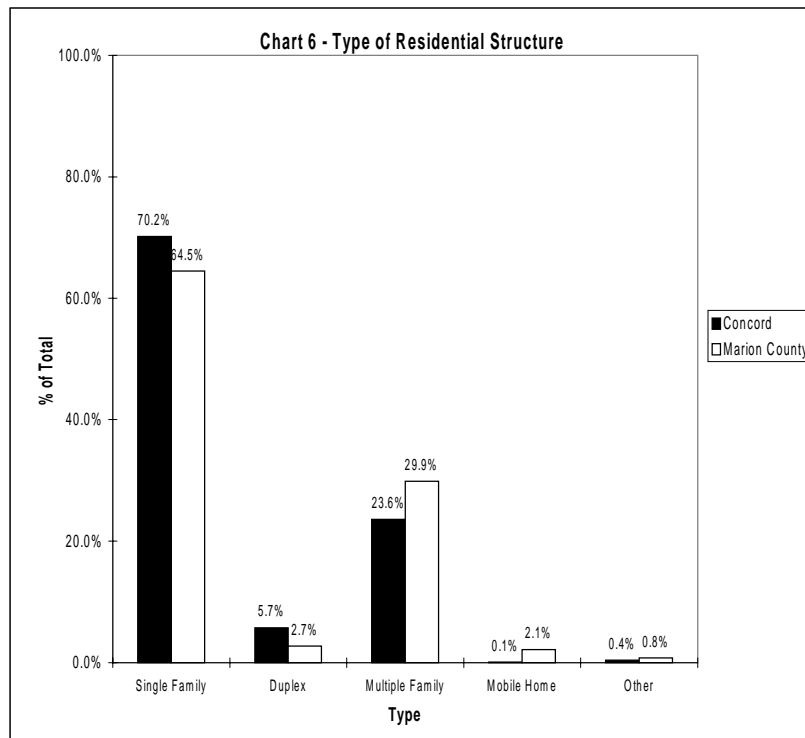
Source: U.S. Census Bureau.

Table 3 - 1990 Tenure of Households

TYPE OF RESIDENTIAL STRUCTURE

Single family structures in the Concord neighborhood dominate the residential landscape. Single family structures comprise 70.2% of all residential structures (see Chart 6).

Multifamily structures comprise almost a quarter of all residential structures in the Concord neighborhood. The types of residential structures in the Concord neighborhood are very similar to figures in all of Marion County.



Source: U.S. Census Bureau.

Chart 6- Type of Residential Structure

As shown in Table 4, the overwhelming choice of renters in the Concord neighborhood is multifamily structures. However, there are a significant number of renters in single family structures.

Table 4
Type of Residential Structure by Tenure in 1990
Concord Neighborhood

Structure Type	Own	Rent	Total	
			Number	Percent
Single Family	3,636	1,108	4,744	70.2%
Duplex	58	330	388	5.7%
Multiple Family	14	1,580	1,594	23.6%
Mobile Home	7	0	7	0.1%
Other	13	13	26	0.4%
Total	3,728	3,031	6,759	100.0%

Source: U.S. Census Bureau.

Table 4 - Type of Residential Structure by Tenure in 1990

From 1980-1990, the home ownership rate in the Concord neighborhood declined from 59.7% to 55.2%. Not surprisingly, this trend may continue into the 1990s.

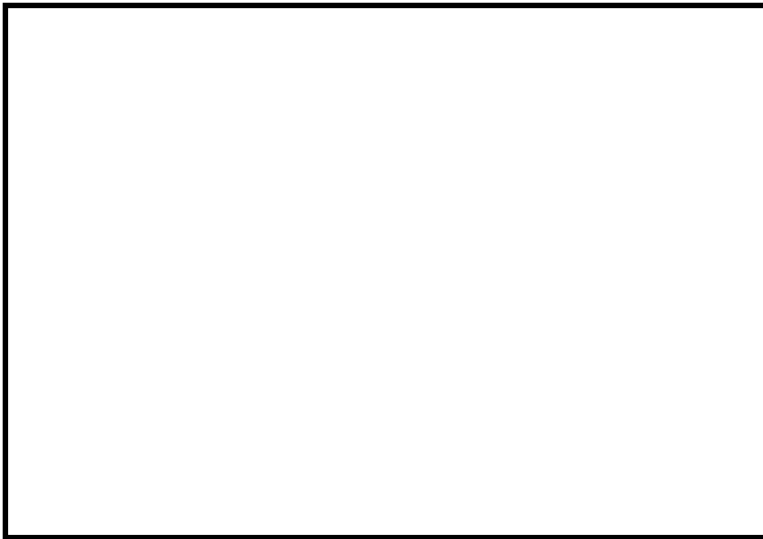
SUMMARY OF HOUSING STATISTICS

Based on a thirty-year trend, the Concord neighborhood will likely continue to lose population from changes in households (i.e. declining household size and changes in household type). The neighborhood's housing stock is remaining stable in the number of units, however, this may be a prelude to decline. This prelude to decline can result from approximately 57% of all housing being at least 50 years old in the next two years. Aging structures is an area of concern combined with residents of limited economic means.

A declining rate of home ownership in the Concord neighborhood is a good indicator of a community in transition. The transition to a more prominent renter community brings about different issues.

The investment of homeowners tends to lean towards a greater concern for the surrounding community. This does not mean renter households are less caring, but property maintenance certainly becomes an issue in an ever-increasing renter environment.

There exists a need to provide affordable rental housing. The balance between providing affordable housing and establishing stable communities will be a great challenge in the Concord neighborhood.



*Photograph 12 - Laurelwood Apartments at 3340
Teakwood Drive*

BUILDING CONDITIONS

An exterior building condition survey was conducted in 1998. The building condition survey consisted of visually rating the exterior condition of primary buildings. Incidentally, interior conditions or structural integrity were not assessed (See Map 3).

Primary buildings were defined as houses, apartments, stores, churches, and industrial buildings; but do not include garages, storage facilities, or support buildings. Building conditions were categorized by a letter code as described in the following list.

Category A: Excellent Condition. The building is in sound condition and does not need any paint or repairs.

Category B: Superficial Repairs. The building needs normal maintenance, painting, or repairs.

- Exterior walls - peeling paint on less than 50% of the structure.
- Windows, sashes, and door frames - missing storm inserts and missing or torn screens.
- Gutters and downspouts - rusty, peeling paint, or missing sections.

Category C: Minor Rehabilitation. The building needs painting or repairs beyond normal maintenance, but does not need repairs of a structural nature.

- Exterior walls - peeling paint on more than 50% of the structure.
- Foundation - small cracks.
- Roof - loose or missing shingles and obvious wear.
- Windows, sashes, door frames - cracked glass and missing storm inserts.
- Chimney - small cracks.
- Gutters and downspouts - rusty, peeling

paint, dents, missing sections or completely absent.

- Porch - small cracks.

Category D: Major Rehabilitation. The building needs structural repairs as well as other minor repairs.

- Exterior walls - leaning, extensive rotting material, and loose masonry.
- Foundation - settling, crumbling, and loose masonry.
- Roof - sagging and rotting material.
- Windows, sashes, and door frames - doors or windows missing.
- Chimney - leaning.
- Gutters and downspouts - rusted or rotted material with completely absent or missing sections.
- Porch - rails or banisters missing and separation from the main structure.

Category E: Dilapidated. The building needs extensive structural repairs, has suffered major fire damage, or is uninhabitable.

- Exterior walls - leaning or bulging, large holes, or rotting and missing material.
- Foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, or out of plumb.
- Roof - extreme sagging, warping, rotting material, and large holes.

- Windows, sashes, door frames - broken or missing glass, boarded windows, rotten or rusted materials, distorted frames, or doors or windows missing.
- Chimney - leaning, missing bricks, missing or collapsed portions, and missing mortar.
- Gutters and down spouts - rusted or rotted material, holes, sagging, missing sections or completely absent.
- Porch - rails or banisters missing, floor collapsed, separation from main structure and missing sections.

Of the 5,996 primary structures in the Concord neighborhood, 4,506 or 75.2% of the total were surveyed as being in excellent condition or needing superficial repairs. An area of concern is the number of primary structures needing minor rehabilitation. These structures numbered 1,391, or 23.2% of the total (See Table 7). The building condition survey identified 137 vacant primary structures, 84 or 61.3% of which are residential.

Table 7 - 1998 Surveyed Building Conditions

<u>Building Condition</u>	<u>Number</u>	<u>Percent</u>
Excellent	2,696	45.0
Superficial Repairs	1,810	30.2
Minor Rehabilitation	1,391	23.2
Major Rehabilitation	91	1.5
<u>Dilapidated</u>	<u>8</u>	<u>0.1</u>
TOTAL	5,996	100.0

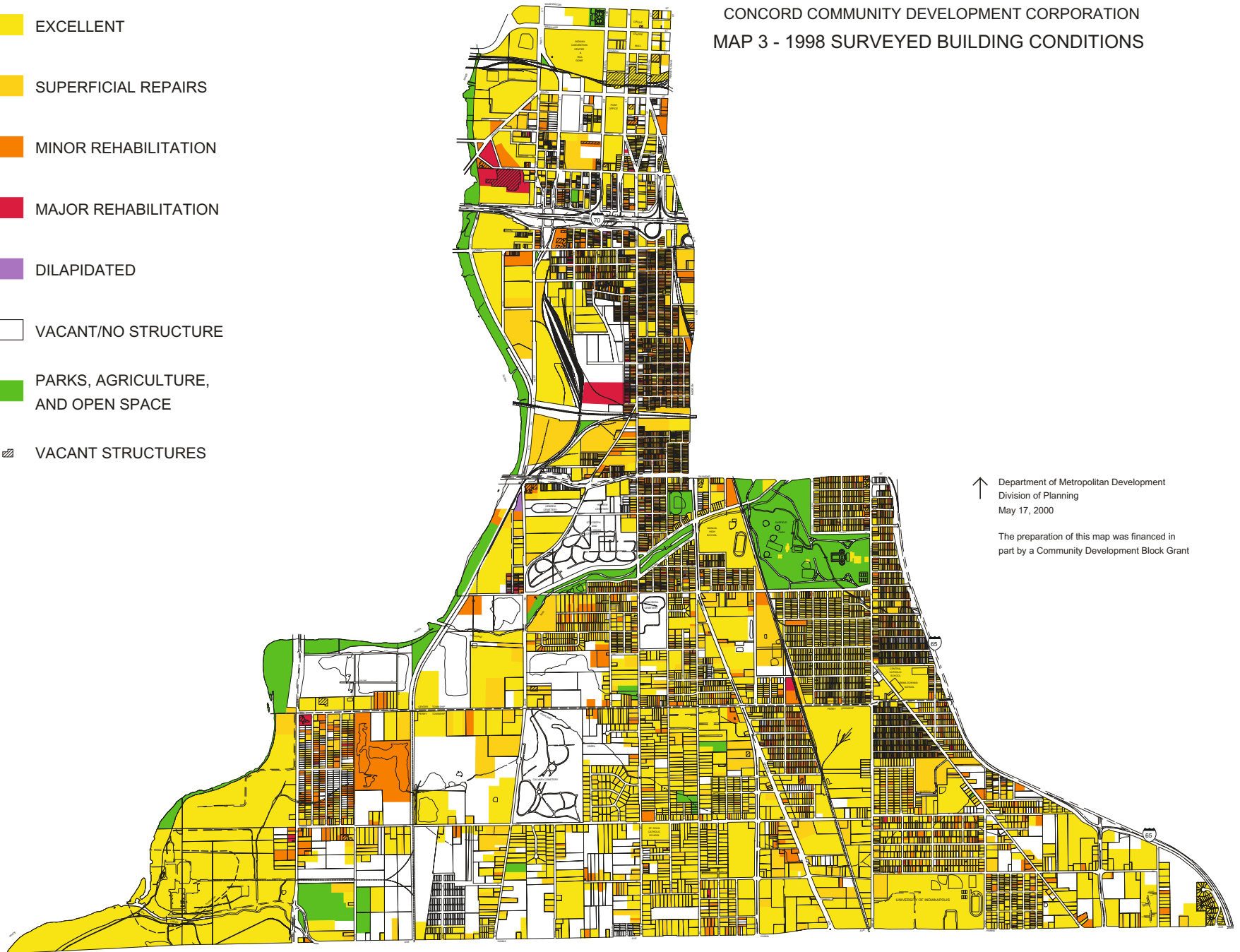
Source: City of Indianapolis, Department of Metropolitan Development, Division of Planning.

Table 7 - 1998 Surveyed Building Conditions

A concentration of structures needing minor rehabilitation (Category C) were surveyed in areas bounded by **I-70, Madison Avenue, Raymond Street, and West Street;** and **Raymond Street, Madison Avenue, Pleasant Run Parkway North Drive, and Meridian Street** (see Map 3).

- EXCELLENT
- SUPERFICIAL REPAIRS
- MINOR REHABILITATION
- MAJOR REHABILITATION
- DILAPIDATED
- VACANT/NO STRUCTURE
- PARKS, AGRICULTURE,
AND OPEN SPACE
- VACANT STRUCTURES

CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 3 - 1998 SURVEYED BUILDING CONDITIONS



↑ Department of Metropolitan Development
Division of Planning
May 17, 2000

The preparation of this map was financed in
part by a Community Development Block Grant

STRATEGY CONSIDERATIONS

As calculated, 55.2% of the housing stock in 1990 is owner occupied and 75.2%, or 4,506 dwellings are in sound condition (see "A" and "B" ratings under Building Conditions). Eighty six percent (86.0%) of all primary structures in the Concord neighborhood are residential (See Table 9, 1998 Existing Land Use).

Of the housing stock in need of repair, 23.2% or 1,391 dwellings are suitable for moderate rehabilitation (see the "C" rating under Building Conditions). Moderate rehabilitation can be defined as a structure being brought to building code for less than \$25,000 per unit. There are limited resources to rehabilitate housing and for this reason, it is wise to assign moderate rehabilitation the highest priority. This will enable the largest amount of housing to be rehabilitated.

One and one half- percent (1.5%) or 91 structures are in need of substantial rehabilitation (see "D" rating under Building Conditions). Substantial rehabilitation can be defined as a structure being brought up to building code for more than \$25,000 per unit. Because of the increased cost per unit, substantial rehabilitation needs to be geographically targeted within important parts of the neighborhood.

The essential parts of the Concord neighborhood are highly visible neighborhood elements such as schools, parks, commercial districts, and new developments. More importantly, substantially rehabilitated units can provide home ownership opportunities for very low or low-income home buyers as well as meeting the needs of existing homeowners.

One tenth of one percent (0.1%) or 8 structures were rated as dilapidated and recommended for demolition (See "Category E" under Building Conditions). These units should be brought to the attention of the Marion County Health and Hospital Corporation for appropriate code enforcement activity (See Map 3).

Code enforcement is an important factor in preservation of neighborhoods. Zoning, health, and other codes help protect the health, safety, and welfare of residents in the neighborhood. Vigilance by neighborhood residents is an effective method for reporting violations.

New housing construction, in some instances, can provide a cost-effective alternative to substantial rehabilitation. New construction can incorporate energy efficient improvements and is less likely to result in unforeseen initial repair costs, especially for those on fixed incomes. New construction must be considered along with the other possibilities for infill development on residential lots.

STRATEGY ELEMENTS

The strategy elements combine statements from the goals of affordable housing in the Concord neighborhood. Given the composition of housing in the neighborhood, the strategy emphasizes home ownership balanced with the needs of residents in renter occupied housing. The key elements of the strategy include:

- 1. Rehabilitation of existing housing to provide new opportunities for home ownership, meet the needs of existing homeowners, reduce or eliminate the displacement of residents, and provide affordable housing for renters;**
- 2. Construct new housing that is responsive to the needs of area residents, appropriate to the overall revitalization of the neighborhood, and consistent**

with the intent of the Concord Community Plan;
and,

3. Target code enforcement towards the demolition of dilapidated residential, commercial, and industrial structures that are economically beyond repair or are not being adequately maintained by property owners.

HOUSING RESOURCES

The Housing Plan offers a strategic approach to housing improvement that compliments other neighborhood improvement activities. This strategic approach is intended to bring together public and private dollars to rehabilitate existing homes, construct new housing, increase code enforcement, and move neighborhood residents towards home ownership. Consequently, a variety of solutions are proposed or are currently enacted to address housing needs in the Concord neighborhood.

Neighborhood and community organizations are extremely important to improving housing opportunities. The key to their success is the individual homeowner. A homeowner makes the commitment to move to or remain in the neighborhood, submits an application for financial assistance, and assumes the risks and regulatory requirements of owning a home.

Potential homeowners are encouraged to familiarize themselves with the resources that are available before deciding on a particular course of action. Likewise, affordable housing providers such as the Concord Community Development Corporation, Habitat for Humanity, the Indianapolis Neighborhood Housing Partnership, and the City of Indianapolis are encouraged to extensively publicize their housing assistance programs throughout the Concord neighborhood.

Listed below are a variety of possible home owner and renter resources available at the writing of this plan. This list is not an all-inclusive list, and only some of the housing resources are being utilized in the Concord neighborhood. The other resources not being utilized in the Concord neighborhood are listed for informational purposes.

CONVENTIONAL LENDERS

Banks and mortgage companies have long served as traditional lenders to purchase and improve real estate. There are many banks and mortgage companies serving the Indianapolis metropolitan area that offer a wide range of lending products. Among other requirements which conventional lenders must meet, the Community Reinvestment Act can stimulate interest in areas that have experienced limited investment.

CONCORD COMMUNITY DEVELOPMENT CORPORATION (CCDC)

Residents, business owners, and social service providers who serve the area founded the CCDC in 1993. The boundaries roughly consist of Washington Street on the north, I-65 on the east, Hanna Avenue on the south, and the White River on the west (see Maps 1 and 2 for exact boundaries).

The Concord Community Development Corporation is a nonprofit grass root organization designed to help the residents of a geographic area improve social and economic conditions. CCDC engages in a wide range of physical, economic, and human development activities and is accountable to local residents. As a grass roots organization founded by neighborhood residents, CCDC listens to the community and aids in finding comprehensive solutions to area problems.

CCDC's mission is to stabilize and unite the neighborhood in order to enhance and elevate the quality of life by

providing affordable housing. At the writing of this plan, 140 dwellings have been rehabilitated or constructed by the Development Corporation. The goals established by the Concord Community Development Corporation are:

Key Issue: Residential Development

Concord CDC's philosophy for residential development provides that lower income residents will have standard housing in affordable, long-term rentals or with homeowner assistance. To improve the quality of the neighborhood, the Concord CDC will renovate abandoned buildings and develop new infill housing on vacant land. The Concord CDC will assist people in becoming homeowners. The Concord CDC will also assist homeowners in maintaining the appearance of their properties, including landscaping that sets a positive standard for the neighborhood.

Baseline: The Concord CDC currently owns and manages 51 rental properties, conducts 3 acquisition/rehabilitations annually, repairs 15 owner occupied houses per year, and develops 10 units every two years for scattered site rental.

Goal: Create a balanced mix of quality, affordable housing suitable to a variety of income levels.

Goal: Provide affordable, quality construction at reasonable cost to the Concord CDC.

Action 1: Hire additional staff, operating across Concord CDC programs, to increase impact.

Action 2: Develop more marketing and fund raising programs.

Action 3: Acquire and rehabilitate properties for resale or rental.

Action 4: Provide renovation assistance to existing

homeowners.

Action 5: Acquire vacant properties for new home construction.

Action 6: Stabilize and redevelop the housing stock in the South Meridian Street neighborhoods.

Benchmark Year 1: Staff hired; nine new units for scattered site rental completed; tax credits for Southside Partners #3 requested; three acquisition/rehabilitations completed; 15 owner occupied rehabilitations completed.

Benchmark Year 2: Tax credits for Southside Partners #3 approved; three acquisition/rehabilitations completed; 15 owner occupied rehabilitations completed.

Benchmark Year 3: Ten new units for scattered site rental completed; three acquisition/rehabilitations completed; 15 owner occupied rehabilitations completed.

Key Issue: Perception

Baseline: Until recently, Concord has not been considered a downtown neighborhood, and realtors steered potential new residents elsewhere. Houses in the Concord area can take as much as two and a half years to sell. There is a perception that the Concord area lacks diversity and sophistication. Potential residents are unaware of the historic character and affordability of the neighborhood.

Goal: Improve perception of residents that the Concord neighborhood is a good place to live.

Goal: Improve perception of persons outside the community, especially decision influences, politicians, and policy enforcers that Concord is a good place to live.

Action 1: Identify indicators of perception and establish

baseline levels.

Action 2: Encourage partnerships with local neighborhood groups, schools, and churches by inviting members to Concord CDC meetings and by Concord CDC representatives attending other neighborhood group meetings. Develop printed materials to share with these groups.

Action 3: Create a neighborhood association in the Near Southside neighborhood.

Action 4: Identify internal/external audience and appropriate media with which to share the positives about Concord (developers, realtors, business, new families, etc.).

Action 5: Develop an annual community service project to start and update the Picket Fence Initiative.

Benchmark Year 1: First annual cleanup project completed; indicators of perception identified and measured (e.g., home sales to owner occupants in Concord vs. Home sales to owner occupants in other Center Township neighborhoods, survey about perceptions of Concord, percentage of homes selling at appraised property value or above, average length of time to sell home, etc.); At least one Concord CDC Board member or staff attends one regular meeting of each Concord area neighborhood association; and key audiences and media identified and contacted regarding positive aspects of Concord.

Benchmark Year 2: Second annual cleanup project completed; indicators of perception identified, measured, and compared to previous year; at least one Concord CDC Board member or staff attends one regular meeting of each Concord area neighborhood association; key audiences and media identified and contacted regarding positive aspects of Concord.

Benchmark Year 3: Third annual cleanup project completed; indicators of perception identified, measured, and compared to previous year; At least one Concord CDC

Board member or staff attends one regular meeting of each Concord area neighborhood association; key audiences and media identified and contacted regarding positive aspects of Concord.

Key Issue: Land Use

Baseline: The neighborhood is continuing to work for a long sought after change in zoning. Concord CDC favors residential zoning for targeted, strategic parcels that are currently zoned industrial. Under the existing zoning, residents do not invest in rehabilitating their houses and often leave when the structures are not habitable.

Goal: Implement a change from industrial to residential neighborhoods.

Goal: Set an example of positive land use practices for existing and future Concord residents.

Goal: Enhance the environment for growth and diversity, while retaining existing residents.

Action 1: Be proactive in communicating Concord CDC's agenda with the newly elected mayor and City Council.

Action 2: Encourage partnerships among neighborhoods, city, businesses, churches, and individuals.

Action 3: Assist residents in stabilizing their properties.

Benchmark Year 1: Meeting held with city code enforcement representative every other month, at least one Board member or staff attends each meeting of the Zoning Commission; no resident leaves due to loss of home through deterioration.

Benchmark Year 2: Meeting held with city code enforcement representative every other month, at least

one Board member or staff attends each meeting of the Zoning Commission; no resident leaves due to loss of home through deterioration.

Benchmark Year 3: Meeting held with city code enforcement representative every other month; at least one Board member or staff attends each meeting of the Zoning Commission; no resident leaves due to loss of home through deterioration.

Key Issue: Business

Like many inner-city neighborhoods across the United States, Concord has lost many of its retail businesses to the suburbs. The Concord Neighborhood Development Plan (separate from this plan) states that Concord residents currently spend enough money to support small local businesses, but this money is being spent outside of the Concord area. Furthermore, residents have indicated a desire for additional businesses to locate in their neighborhoods. The Concord Neighborhood Development Plan identifies three nodes that possess the greatest potential for retail development, and the Concord CDC has identified the Meridian Morris node as a priority project.

Baseline: Currently the Concord CDC is studying the feasibility of developing the Emrich's Furniture Store as a mixed-use property.

Goal: Create a strong working relationship between Concord residents and businesses.

Goal: Encourage business growth and residential development.

Goal: Increase the availability of goods, services, and new jobs.

Action 1: Communicate the needs and desires of the Concord community to city officials.

Action 2: Extend support base for existing and new businesses.

Action 3: Let existing business people know about new opportunities.

Action 4: Work to let residents of Concord know about available goods and services.

Action 5: Involve local businesses in Concord projects.

Action 6: Develop the corner properties surrounding the intersection of Meridian and Morris Streets for retail businesses and parking.

Action 7: Create secondary neighborhood commercial centers.

Benchmark Year 1: Current property owners at Meridian/Morris intersection contacted for preliminary discussion of cost to sell or lease properties; preliminary proforma for Meridian/Morris projects developed based on designs and market data provided in the Concord Neighborhood Development Plan (separate from this plan); priority sites for secondary neighborhood commercial centers identified; one new business locates in Concord area.

Benchmark Year 2: Redevelopment of Meridian/Morris intersection facilitated; two new businesses locate at one targeted neighborhood node; one new business locates somewhere in Concord area.

Benchmark Year 3: Two new businesses locate at Meridian/Morris intersection; two new businesses locate at second targeted neighborhood node; one new business locates somewhere in Concord area.

Key Issue: Beautification

Baseline: The general appearance of the Concord area needs improvement. Concord CDC currently participates in several ongoing beautification activities, including tree planting, urban gardening, and landscaping.

Goal: Improve the appearance of the Concord Neighborhood to create a better place to live.

Action 1: Encourage code compliance and enforcement.

Action 2: Assist residents in complying with existing standards.

Action 3: Encourage partnerships with local schools and places of worship in recruiting volunteers for beautification projects.

Action 4: Identify and enhance community gateway locations.

Action 5: Identify opportunities for public art projects.

Action 6: Create signs welcoming people to the Concord area.

Benchmark Year 1: Annual tree planting project conducted; gardening projects promoted/sponsored at two Concord locations; artist recruited to design new signs; funding sources for gateway projects identified.

Benchmark Year 2: Annual tree planting project conducted; previous gardening projects maintained, one new garden location developed; new signs produced and placed in strategic Concord area locations; gateway projects begun.

Benchmark Year 3: Annual tree planting project conducted; previous gardening projects maintained, one new garden location developed, gateway projects completed.

It is Concord CDC's mission to reverse those years of neglect and to help bring improvements to the neighborhood for the benefit of all of its stakeholders. For the past seven years, the Concord CDC has been successful in improving the housing stock, preserving the base of neighborhood residents, and building the conditions necessary for the economic and social revival for this important sector of Indianapolis.

The Concord CDC strategies have identified the need for improvements in the areas of residential development, perception, land use, business, and beautification. It is the belief of the Board that the actions identified herein will yield significant benefits to Concord. In addition, as the targeted improvements are made, Concord CDC anticipates the infusion of private capital that will augment the organization's work and help achieve it's ultimate goal, the positive redevelopment of the Concord neighborhood.

In addition, the Concord CDC, with underwriting assistance from the Indianapolis Foundation, commissioned a separate study as a means to focus on visual and landscape strategic initiatives for neighborhood revitalization. The portion of the Concord neighborhood addressed in this study extends from the White River as the western boundary to Madison Avenue on the east (.75 miles) and from McCarty Street just south of downtown to Palmer Street (.90 miles). This area represents approximately 450 acres and a cross section of the land uses, concerns, and opportunities of the larger neighborhood. The recommendations of the Concord CDC sponsored study, as outlined, are:

- 1. Pockets of commercial stagnation underline the lack of nearby convenience retail.**
- 2. Services present an appearance of decline.**

3. **Inadequacy of public transportation to retail and services.**
4. **Zoning constraints against residential reinvestment and unbuffered nonresidential uses.**

CITY OF INDIANAPOLIS, DEPARTMENT OF
METROPOLITAN DEVELOPMENT (DMD)

At the local level, DMD administers two federally funded entitlement programs under regulations of the U.S. Department of Housing and Urban Development. The two programs are the Home Investment Partnerships (HOME) and the Community Development Block Grant (CDBG). DMD was also successful in competing nation wide for a limited amount of funding under the HOPE 3 program. In each of these federal programs, DMD is partially funded by them and passes funding through to eligible development entities. Listed below in more detail are the three programs.

1. HOME INVESTMENT PARTNERSHIPS (HOME)

Under the program regulations, local communities can use HOME funds for a wide range of affordable rental and homeowner housing activities including certain administrative costs. DMD has developed the following program descriptions related to use of HOME funds.

A. Investor owner Rehabilitation Loan Program

The Investor owner Rehabilitation Loan provides affordable rental housing units to very low and low income households by providing gap financing to the investor owner (developer) to rehabilitate substandard housing. Development assistance may be provided as a deferred payment loan at a 0% interest rate, or forgivable at the date of

termination of the minimum period of affordability, or as a loan with interest and term determined by the City of Indianapolis.

The limitations are at least 20% of a project's completed units must be made available to tenants whose income does not exceed 50% of the median family income, 70% of the units must be occupied by tenants at 60% of the median income. The remaining 10% of the units occupied by tenants at no more than 80% of the median family income.

B. Single family Home Ownership Opportunity Program

This program provides a source of gap financing for the acquisition, rehabilitation, or new construction of properties developed through qualified community development corporations. Funds may be provided in the form of forgivable deferred loans, grants, repayable no interest and low interest loans, and interest subsidies.

C. Home Improvement Loan Program

This program assists very low and low-income homeowners needing home improvements. Gap financing is available to eligible homeowners who apply through community development corporations. Funds are commonly provided in the form of forgivable deferred payment loans, grants, or a combination of the two.

D. Home Partnership Loan Program

This program assists very low and low-income households for all eligible HOME activities approved by the City of Indianapolis through the Indianapolis Neighborhood Housing Partnership. HOME funds

are provided as gap financing commonly in the form of forgivable deferred payment loans.

E. Tenant Assistance Program

This program assists tenants as a rent subsidy payment (including utilities) where there is an insurmountable gap between rent charges and tenants income. These funds may also be used for security deposits.

F. Set-Aside for Community Housing Development Organizations (CHDO)

No less than 15% of the City of Indianapolis' HOME grant allocation is reserved for investment in housing to be owned, developed, or sponsored by CHDO's.

2. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Under the CDBG, local communities can use these funds for a wide range of housing, community, and economic development activities. The City of Indianapolis has traditionally reserved a portion of its annual CDBG funds for neighborhoods to propose various projects and programs of the neighborhood's design.

Neighborhood Development Fund (NDF)

This activity enables eligible profit and nonprofit organizations to compete for CDBG funds to provide affordable housing, commercial revitalization, or job creation. Subject to available funds, successful proposals are based on performance, meet CDBG requirements, benefit low and moderate-income persons, or aid in the prevention and elimination of slums and blight.

Requests for proposals can be obtained from the Community Development and Human Services Division (CDHS) of the Department of Metropolitan Development, City of Indianapolis. Since funding is typically offered once a year, interested organizations should contact CDHS to inquire into the schedule and fund notification.

INDIANAPOLIS NEIGHBORHOOD HOUSING
PARTNERSHIP (INHP)

The INHP participates in a variety of affordable single and multiple family programs and developments. INHP provides direct financial assistance to homeowners and home buyers and forms partnerships to develop affordable housing.

INHP offers housing counseling and operates a Home Ownership Training (HOT) program. The HOT program is a prerequisite for first time homeowners under the HOPE 3 Program. INHP also provides lines of credit and administers the INDI program, a program that awards funds to certain community development corporations for operating expenses.

Good Neighbor Loan Program

The Good Neighbor Loan Program combines a first mortgage from a participating lender with a second low rate mortgage from INHP. Funds can be used for property purchase, housing rehabilitation, and closing costs with an option to finance with no down payment. The Good Neighbor Loan Program enables the borrower to finance 100% of the improved property value.

This program is sometimes used in conjunction with the Home Partnership Loan Program (HOME). Under this arrangement, a Good Neighbor Loan is typically used to

purchase the property and HOME funds are typically used to rehabilitate the structure.

LOCAL INITIATIVES SUPPORT CORPORATION (LISC)

LISC assists community development corporations in revitalizing neighborhoods for the benefit of low and moderate-income persons. LISC uses conventional standards to evaluate project merits, but offers flexible financing that can address unique needs. Often, LISC provides seed money or funds for pre construction such as environmental studies, architectural fees, market analyses, land options, technical services, etc.

LISC funding rarely exceeds 20% of the total cost and is commonly provided in the form of loans or grants. Also, bridge loans are provided to expedite project implementation, loan guarantees to help induce banks to lend, construction loans at favorable interest rates, and lines of credit for capital projects to community development corporations with assets of \$1 million or more. At present, the following guidelines apply to LISC funds:

1. Only charitable, tax-exempt community development corporations can receive LISC funds (unless services are a third party contract).
2. Loans are currently provided at 5 to 7 percent, with full repayment within an average of 7 years. They may be subordinate to loans from private lenders under LISC's underwriting standards. Loan amounts are limited by the amount of funds available in the local account, but generally do not exceed \$300,000.
3. Grants are provided to community development corporations where special costs must be incurred to analyze or start a project. Grants usually do not exceed \$25,000.

4. Recoverable grants are a form of a small, high risk, unsecured financing grant; repayment of which is forgiven if projects are not successful.
5. Guarantees are provided for bank financing in order to induce banks to lend. All guarantees are partial, requiring banks to take risk.
6. Funds may be provided to hire consultants to assist in analyzing or starting a program or project, completing a program or project, or performing singular tasks.

PROJECT 180/IPL REVIVE A NEIGHBORHOOD PROGRAM

A program sponsored by Keep Indianapolis Beautiful and Indianapolis Power and Light Company. Other sponsors include the City of Indianapolis, WRTV6 and WTPI 107.9 FM. Through the Project 180°/IPL Revive A Neighborhood Program, Keep Indianapolis Beautiful collaborates with neighborhood organizations to serve as a member of their team. Keep Indianapolis Beautiful solicits resources, volunteers, and cash donations to help community leaders improve Indianapolis neighborhoods.

This program forms a partnership that addresses the needs of neighborhoods. The Project's impact enhances the quality of life by improving housing and neighborhoods, beautifying the environment by increasing and improving greenspace, giving young people constructive income opportunities. While, they serve the community by enhancing a sense of community by bringing diverse groups of people together to work for a common goal.

LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM

Administered by the Indiana Housing Finance Authority, this program provides a tax credit for the acquisition, rehabilitation, or construction of low-income rental

housing. Projects must have at least 20% of the units set aside for families with incomes no higher than 50% of the median; or at least 40% of the units set aside for families at or below 60% of median income.

Gross rents, excluding federal rent subsidies, can not exceed 30% of the income limit. The low-income requirement must be met continuously for a period of 15 years beginning on the first day of the first taxable year in which the credit is claimed. The credit on a project is provided annually for a 10-year period.

The credit is computed on a depreciation of low-income units. The credit rate is set by the U.S. Treasury and provides a total credit over the 10 year period that is equal to the present value of 30% of the cost of acquisition and 70% of the cost of rehabilitation or construction.

NEIGHBORHOOD ENHANCEMENT FUND

The Greater Indianapolis Progress Committee (GIPC) was established in 1965 as a nonpartisan advisory group to the Mayor's office. It is a nonprofit corporation that is not supported by tax dollars.

The Progress Committee has been involved in major projects in the community through the formation of public and private partnerships. The Neighborhood Enhancement Fund (NEF) is administered through the Greater Indianapolis Progress Committee as a source of funding for community projects that support housing activities.

RESIDENTIAL PROPERTY TAX ABATEMENT

The City of Indianapolis, Department of Metropolitan Development administers a residential tax abatement program. Under this program, certain types of residential property located within areas served by community development corporations may qualify for up to a six-year

tax abatement.

Tax abatements gradually phase in the increase of property taxes resulting from the new construction of single family and multifamily units and the rehabilitation of multifamily units.

The 6 year tax abatement period for single family construction is limited to a maximum \$12,000 of assessed value. Single family rehabilitation projects are not eligible for tax abatement.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community were:

GOAL: Preserve and Maintain Affordable Housing

STRATEGY:

Rehabilitate or conduct minor repairs on housing for people with limited economic means

SPECIFIC ACTIONS:

A. Developers should follow the recommendations for

land use and zoning that have been developed in the Concord Community Plan

- B. Neighborhood associations and neighborhood residents ought to report building code violations and suggest increasing the effectiveness of code compliance to Marion County (Health and Hospital Corporation)*
- C. Concord Community Development Corporation should coordinate housing improvement efforts in target areas with infrastructure improvements completed by the City of Indianapolis (Department of Capital Asset Management)*
- D. Publicize accomplishments of the Concord Community Development Corporation through initiation of a Corporation newsletter and articles in The Spotlight newspaper*
- E. Neighborhood associations ought to encourage judges who preside over zoning compliance and code compliance hearings to attend neighborhood association meetings*
- F. Concord Community Development Corporation should increase communication with other community development corporations to gain new strategies for affordable housing*

POLLUTION

Pollution in communities not only affects the immediate area, but the state, nation, and earth as a whole. Pollution can contaminate water, air, and ground; and unknown incidents of pollution exist that will hinder development in the future.

State and Federal regulations govern the levels of contaminants or the degree of mediation to polluted sites in the present day. These programs stemming from legislation are certainly applicable to the Concord neighborhood and must be investigated further to the applicability and relevance to obtaining clean air, water, and ground.

The City of Indianapolis' Environmental Resources Management Division provides leadership and expertise in resource planning and technical assistance; and to develop and implement federal, state, and local environmental protection programs. The Division contains three sections focusing on enforcement, service and planning, and air quality.

The Enforcement section handles air compliance, asbestos compliance, industrial pretreatment compliance, and mobile source compliance. Environmental Services and Planning covers the areas of environmental contractual services, water quality monitoring, hazardous materials response, brownfields, site assessment/remediation, ISO 14001, and wellhead protection. Lastly, the Air Quality Management Section handles air quality monitoring, air permitting, and compliance inspections.

SURVEY CONCLUSIONS

The term "Excessive Pollution" was fifth among the top issues in the Concord neighborhood. Ranking fifth, the results showed excessive pollution as an important issue,

particularly in the Concord neighborhood. The nature of pollution does not lend itself to be a positive influence and therefore, "pollution" or any derivation of the word was absent from the list of assets.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community were:

GOAL: Reduce the Amount of Pollution

STRATEGY:

Concentrate efforts in the areas of ground, noise, and air pollution

SPECIFIC ACTIONS:

Utilizing a consortium headed by the Concord Community Development Corporation and under the direction of the City of Indianapolis, Environmental Resources Management Division; combine the efforts of Businesses, Neighborhood Associations, the Indianapolis Public Transportation Corporation (METRO), Neighborhood Residents, Keep Indianapolis Beautiful, and State and Federal Environmental Agencies. The consortium is suggested to

implement the following pollution reduction activities:

- A. Identify the contributors of air pollutants to enforce air pollution regulations*
- B. Comprise a list of potential brownfields sites for further evaluation or redevelopment*
- C. Continue monitoring vehicle emissions for compliance and, if necessary, include activities associated with reduced vehicle travel*
- D. Conduct a large scale tree planting along Madison Avenue near residential areas to reduce noise pollution*

BUSINESS AND LOCAL ECONOMY

The commercial and industrial sectors of the Concord neighborhood are a major contributor to the vitality of the neighborhood. Not only does this activity offer employment to residents; businesses symbolize the overall health of the neighborhood.



Photograph 13 - Meridian Street looking south from McCarty Street

Approximately seven hundred and sixty three (763) commercial and industrial businesses exist in the Concord neighborhood. The 763 businesses comprise 29.1% of the land area in the Concord neighborhood (See Table 9 - 1998 Existing Land Use).

These figures not only show the importance of business, but the degree to which business is a contributor to the neighborhood. Other neighborhoods in Indianapolis do not comprise as high of a percentage of businesses when compared to the Concord neighborhood.



Photograph 14 - Commercial buildings at the intersection of Shelby Street and Raymond Street

SURVEY CONCLUSION

The term "Lack of Stores" was seventh among the top issues in the Concord neighborhood. Ranking seventh, the results show a "lack of stores" is an important issue in the Concord neighborhood. Incidentally, the term "Stores in the Neighborhood" ranked last among all assets as identified in the community survey.

Related to business issues is the "lack of job training and employment". This issue was ranked thirteenth among

issues. Ranking thirteenth, the "lack of job training and employment" is not one of the top issues in the Concord neighborhood. However, job training and employment is always an important social issue and any additional resources devoted to training benefits the Concord neighborhood.

In comparison to issues, the asset ranking of "Enough Job Training and Employment" does show a commonly made error in response to the community survey. Respondents confused this asset in the Concord neighborhood as an issue.

EDUCATIONAL ATTAINMENT (TABLE 2)

Statistics on educational attainment show that at least 60% of the population over age 25 have at least a high school diploma (Table 2). This number is higher than numbers in Center Township, but compares less favorably to numbers in Perry Township and Marion County.

Table 2 - Educational Attainment
Persons Age 25 Years and Older

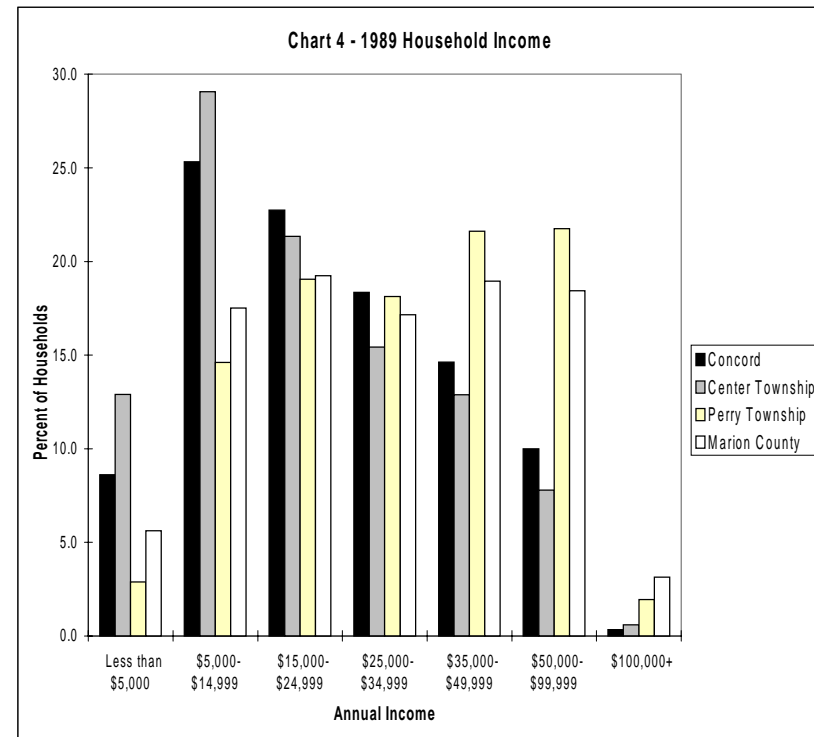
Educational Attainment	Concord		Center Township		Perry Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	1,434	13.4%	15,565	13.8%	3,305	6.0%	35,047	6.9%
9th to 12th Grade, No Diploma	2,758	25.8%	32,465	28.9%	7,957	14.5%	83,553	16.3%
High School Graduate	3,974	37.1%	35,036	31.2%	20,800	37.8%	158,958	31.1%
Some College, No Degree	1,377	12.9%	16,453	14.6%	10,380	18.9%	97,003	19.0%
Associate Degree	269	2.5%	3,910	3.5%	3,252	5.9%	27,131	5.3%
Bachelor's Degree	644	6.0%	5,746	5.1%	5,941	10.8%	70,315	13.8%
Graduate or Professional Degree	246	2.3%	3,291	2.9%	3,362	6.1%	39,302	7.7%
Total	10,702	100.0%	112,466	100.0%	54,997	100.0%	511,309	100.0%

Source: U.S. Census Bureau.

Table 2 - Educational Attainment

INCOME IN 1989

As displayed in Chart 4, 56.7% of the households had annual income of less than \$25,000 in 1989. These numbers fare better than numbers in Center Township, but compare less favorably to numbers in Perry Township and Marion County.



Source: U.S. Census Bureau.

Chart 4- 1989 Household Income

ADDITIONAL STUDY

In 1999, the Indianapolis Inner City Retail Study was released; and this study assessed and described the existing climate of the inner city retail market in Indianapolis. Six typical inner city locations were selected

and specifically analyzed for retail development. One of these locations, the Meridian Street and Morris Street area, is the only location relevant to the Concord neighborhood.

In Table 8, a retail analysis shows the expenditure and sales differences between the amount of certain goods and services purchased by residents of the Meridian Street and Morris Street market area. These statistics were important to help assess and develop recommendations in regards to the retail potential of the northern most residential area in the Concord neighborhood.

Concord Community Plan Adopted May 17, 2000

Table 8 - Retail Sales Versus Retail Expenditures
Within the S. MERIDIAN ST. and MORRIS ST. Market Area
by Retail Market Category

Retail Market Category	Estimated Sales (1997-1998)	Estimated Expenditures 1998 (SALES - EXPENDS)	Differential Per Household*	Differential Per Acre**
Alcoholic beverages	\$2,005,800	\$684,280	\$1,321,520	\$32.9
Apparel & apparel care services	\$300,000	\$8,739,500	-\$8,439,500	-\$2,102
Drug stores	\$0	\$2,539,120	-\$2,539,120	-\$63.2
Entertainment	\$1,100,000	\$7,969,580	-\$6,869,580	-\$1,711
Food at home	\$2,333,000	\$15,299,090	-\$12,966,090	-\$3,229
Food away from home	\$2,254,270	\$9,081,860	-\$6,827,590	-\$1,701
Gasoline service stations	\$1,261,495	\$5,951,320	-\$4,689,825	-\$1,168
Household furnishings and equipment	\$1,773,336	\$4,066,540	-\$2,293,204	-\$57.1
Personal care services	\$4,600,000	\$1,047,420	\$3,552,580	\$88.5
Vehicle maintenance and repair	\$8,155,300	\$6,092,560	\$2,062,740	\$51.4
Totals	\$23,783,201	\$61,471,270	-\$37,688,069	-\$9,387

* Based on 1998 household estimates by Claritas, Inc.

** Based on acreage estimates provided by the City of Indianapolis, Department of Metropolitan Development.

Sources: Marketplace 4.0 (April-June 1998), Waltham, MA; Dun and Bradstreet

Information Services; Consumer CLOUT Database (1998), Ithaca, NY; Claritas, Inc.

The recommendations developed in this study included recognizing the Village Pantry that is located south of Morris Street does provide some convenience retailing for the neighborhood. In addition, another recommendation is to strengthen the transportation links to larger commercial areas further south.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community were:

GOAL: Attract New Businesses

STRATEGY:

Undertake a cooperative and structured effort to attract new businesses that can be supported by the neighborhood

SPECIFIC ACTIONS:

Using the input of neighborhood residents, undertake the following tasks to attract new businesses to the Concord neighborhood through cooperative efforts of the City of Indianapolis, Concord Community Development Corporation, property owners, developers, and economic

development organizations

- A. Reduce crime (See Crime and Safety)*
- B. Determine feasibility of a business*
- C. Select location of desired businesses (See Land Use and Zoning)*
- D. Create a merchants association*
- E. Conduct an inventory of existing businesses*
- F. Utilize neighborhood associations as contacts for dispensing information*
- G. Adhere to all the recommendations for land use and zoning in the Concord Community Plan*
- H. Attract the following classifications of small businesses:*
 - 1. Sit Down Restaurants*
 - 2. Pharmacy*
 - 3. Grocery Store*
 - 4. Discount Store*
 - 5. Laundromat*
 - 6. Banks*
 - 7. Hardware Store*
 - 8. Florist*
 - 9. Dry Cleaners*
 - 10. Light Manufacturing*
 - 11. Gasoline Station*
 - 12. Bakery/Deli*
 - 13. Bicycle Shop - Sales and Rental*
 - 14. Fast Food Restaurant*

SOCIAL SERVICES, JOB TRAINING, AND PUBLIC TRANSPORTATION

The provision of social services, job training, and public transportation is the backbone of cohesiveness in a community. The ability of the community to care for those in need exemplifies the stability, future direction, and overall health of the neighborhood.



Photograph 15 - The Concord Center at 1310 South Meridian

SURVEY CONCLUSIONS

Public transportation is considered to be a community strength, although not one of the top assets in the Concord community. Community survey results showed residents are pleased with the current public transportation system.

The adequacy of public transportation services for senior citizens, persons with disabilities, and those needing access to social services may warrant further

investigation.

In addition, it would be helpful to know if business owners cited transportation as a barrier to employment. Recent years have shown a need for crosstown public transportation routes due to shifting employment patterns.

The Concord community identified "Social Services for Residents" and "Health Care for Individuals" as the number 5 and 6 asset (See Table 5). The asset "Enough Job Training and Employment" was ranked ninth out of eleven assets. Social services and health care appear to be a priority in the Concord community.

Conversely, the issues identified by the Concord community were #10 - "Need for Health Care", #12 - "Lack of Job Training and Employment", #14 - "Need for Child Care", and #18 - Lack of Social Services. As displayed in Table 6, these issues did not rank among the highest in the Concord community.

PUBLIC TRANSPORTATION

Public transportation service in the Concord neighborhood is important to meet the needs of elderly and low-income populations. The Indianapolis Public Transportation Corporation (METRO) provides the most comprehensive form of transportation service to the elderly and low-income populations as well as the general population needing transportation to work and shopping.

Concord residents can directly access seven (7) public transportation routes. Changing routes can access other routes connecting to important employment and shopping centers. Most often, the route changes occur in the downtown area. The public transportation routes running through the Concord neighborhood are:

1. Route #12 - Beechcrest

Connecting downtown with the southeast side of Indianapolis, this route runs south along East Street to Raymond Street and then east past Garfield Park before looping around to Minnesota Avenue back to downtown. The number 22 route connects to this route in the Concord neighborhood.

2. Route #16 - Beech Grove

Connecting downtown to Beech Grove, this return route runs along Illinois Street to South Street (westbound)/McCarty Street (eastbound) to Russell Street (southbound)/Madison Avenue (northbound) and then to Meridian Street. The route continues on to Pleasant Run Parkway North Drive, to Madison Avenue, to Southern Avenue, and then to Allen Street before finally running along Troy Avenue. The number 11, 21, 22, and 31 routes connect to this route in the Concord neighborhood.

3. Route #21 - 21st Street/Mars Hill

Connecting Washington Square Mall via downtown to Marwood Shopping Center, this route runs south along Capitol Avenue to South Street and then to West Street (southbound)/Missouri street (northbound) to McCarty Street in the Concord neighborhood.

4. Route #22 - Shelby

Connecting downtown to the University of Indianapolis and shopping at Thompson Road/Emerson Avenue, this return route runs along Shelby Street, Troy Avenue, Carson Avenue, State Avenue, and Hanna Avenue. The number 12, 16, and 31 routes connect to this route in the Concord neighborhood.

5. Route #31 - Greenwood

Connecting downtown with the Greenwood Park Mall and adjacent shopping, this return route runs along Pennsylvania Street (southbound) and Madison Avenue. The number 16, 22, and 26 routes connect to this route in the Concord neighborhood.

6. Route #46 - South Meridian Express

Connecting downtown with South County Line Road, this return route runs along Pennsylvania Street (southbound) to Madison Avenue, Pleasant Run Parkway North Drive, and Meridian Street. Running only during the rush hour, this express route offers a limited number of stops in the Concord neighborhood.

7. Route #49 - Decatur Express

Connecting downtown to main thoroughfares in Decatur Township, this return route runs along West Street (southbound)/Missouri Street (northbound), South Street, and Kentucky Avenue. Running only during the rush hour, this express route offers a limited number of stops in the Concord neighborhood.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies

refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community were:

GOAL: Increase Employment Opportunities

STRATEGY:

Undertake a cooperative and structured effort to increase employment opportunities that can be supported by the neighborhood

SPECIFIC ACTIONS:

- A. Utilizing the input of neighborhood residents, attract new businesses to the Concord neighborhood through cooperative efforts of the City of Indianapolis, Concord Community Development Corporation, property owners, developers, and economic development organizations*
- B. Concord Community Development Corporation should coordinate and hold a Job Fair in the neighborhood in conjunction with the Department of Workforce Development, State of Indiana*
- C. Encourage the Indianapolis Public Transportation Corporation (METRO) to evaluate cross town routes and stop locations in relation to employment opportunities*
- D. Utilizing the input of neighborhood residents, undertake the following youth employment initiatives in the Concord neighborhood through cooperative efforts of the City of Indianapolis, Concord Community Development Corporation,*

Junior Achievement, Indianapolis Public Schools, property owners, developers, and economic development organizations:

- 1. Increase internships for youth*
- 2. Create a short term job shadowing program*
- 3. Implement Exchange City, a school to work program*

PARKS AND RECREATION

Preserving and planning for the future development of open space and recreation land in American communities has been justified on several grounds. Open space provides recreation opportunities, conserves valuable scenic and natural resources, and gives form and aesthetic value to a community. The notion of providing public spaces for open space and recreation serves the most basic of human needs and values.

In regards to public facilities, one magnet park, two neighborhood parks, and one greenway are located in the Concord neighborhood. Additionally, three public parks surround the Concord neighborhood and provide recreational opportunities for residents. The White River has the potential to be developed in the future for recreation opportunities (see Map 6).

Magnet parks are designed as major public gathering places for people of all ages and various interests. The magnet park will typically features a major facility such as a recreation center, swimming pool, or ice rink. They also include active recreation facilities such as courts and fields, passive recreation facilities such as trails and picnic areas, and natural features such as woods and streams.

Neighborhood parks are designed to provide the types of recreation one would expect to walk to rather than be required to drive. They range from as little as one tenth of an acre to 25 acres. Typical facilities in neighborhood parks include playgrounds, play courts, and fields; picnic areas and shelters; and some open space.

Greenways are linear open spaces that improve recreation opportunities and aid in the protection of wildlife and scenic regions. As links between people, neighborhoods,

commercial areas, and cultural resources, greenways serve a wider variety of people than the typical neighborhood park.

The greenways system in Indianapolis is planned to measure more than 175 miles within Marion County; and can include asphalt, limestone, and natural trails. When completed, the 14 greenways will encompass rivers, streams, old rail corridors, and an historic 1836 canal towpath connecting approximately 12,000 acres of open spaces, conservation green spaces, and important destinations.



Photograph 16 - View of the White River looking north along White River Parkway at Raymond Street

Garfield Park is a 128 acre magnet park bounded by Raymond Street, Shelby Street, Southern Avenue, and the Indiana Railroad Tracks (see Map 4). Established in 1873, Garfield Park is the City's oldest park. Ranking number 7 in size, Garfield Park's facilities include a recently constructed multimillion dollar aquatics center, an outdoor

pool, renovated sunken gardens, a pagoda, amphitheater, bridges, conservatory, and greenhouses. Garfield's facilities also include a football field, softball diamonds, tennis courts, horseshoe courts, playgrounds, picnic shelters, and a concession stand. Future improvements include an air conditioning unit in the aquatic center and replacing the limestone facade on the conservatory.



Photograph 17 - Garfield Park

Babe Denny and Kelly Parks are the neighborhood parks in the Concord neighborhood. These parks range in size from 0.9 to 1.4 acres. Facilities include a basketball court, playgrounds, a picnic shelter, and a hardball court. The Concord Center located in Kelly Park contains an indoor gym for the recreation of children in the community.

Three neighborhood parks (Bluff, Southside, and Sexson) are in close proximity (walking distance) to the Concord neighborhood. These parks range in size from 0.3 to 11 acres and include a football field, a soccer field, basketball courts, softball diamonds, tennis courts,

playgrounds, and picnicking.

The Pleasant Run Trail connects Garfield Park with Ellenberger Park. Consisting of asphalt from 5' to 12' wide and a length of 9.6 miles, the trail allows walking, biking, and roller blading. Future development of the Pleasant Run Trail may link the White River to Garfield Park (see Map 6).

During the course of the year, Indianapolis Parks and Recreation offers a variety of activities at Garfield Park for ages preschool through senior citizens. Call 327-7220 or 327-PARK for more details.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and actions refines the entire planning effort in the Concord neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the City of Indianapolis.

A list of issues in the Concord neighborhood was divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include active words. Strategies refine the goal statements and specific actions offer an implementation game plan to address issues in the Concord neighborhood. The goals identified by the Concord community were:

GOAL: Strengthen the Access to, Maintenance of, and Programming in Park Facilities

STRATEGY:

Redirect and reform recreation programming

SPECIFIC ACTIONS:

Under the direction of the Concord Community Development Corporation, combine the efforts of non profit youth service providers, neighborhood churches, neighborhood schools, City of Indianapolis Parks and Recreation, and neighborhood youth (representatives not currently active in organized youth programs) for the purpose of implementing the following recommendations:

- A. More youth programs*
- B. More summer programs*

STRATEGY:

Beautify, improve maintenance, and provide better access to park facilities

SPECIFIC ACTIONS:

Under the direction of the Concord Community Development Corporation, combine the efforts of non profit youth service providers, neighborhood churches, neighborhood schools, Indianapolis Police Department, Indianapolis Public Transportation Corporation (METRO), City of Indianapolis Parks and Recreation, and neighborhood youth (representatives not currently active in organized youth programs) for the purpose of implementing the following recommendations:

- A. Provide better transportation services to park facilities for people who do not have access to a privately owned vehicle or are unable to drive a vehicle*
- B. Take a proactive approach to park maintenance*

- C. Coordinate volunteer and youth clean up activities in park facilities*

HISTORIC PRESERVATION

The identification and inventory of historically important structures in the State of Indiana began on a community wide basis. This identification and inventory was conducted by the Historic Landmarks Foundation of Indiana; and consisted of driving all roads in the county to inventory properties.

The surveyor looked for such things as buildings, bridges, markers, outbuildings, or other structures or places that might meet the Criteria for Evaluation for the National Register of Historic Places. In general, most structures built before 1940 were examined. Buildings constructed after 1940 were excluded from the inventory unless they were within a historic district or have architecture or historical importance.

Alterations or additions that significantly change the historical and architectural integrity of a building may keep it from being included in the inventory. Buildings were not excluded solely based on their physical condition if historic features remained in place.

The Indiana Historic Sites and Structures Inventory form was used to record information on each building, its environment, and the categories for its significance. Black and white photographs were taken and contact prints were attached to the form.

Most properties were inventoried as individual entries. In instances where several structures were architecturally related, they were inventoried together on a single form. For example, a farmhouse and its barns, or a house and its landscaped grounds were recorded as a single entry.

In areas with high densities of significant structures,

boundary limits were defined and some buildings and features were inventoried as historic districts. Historic and/or geographic factors, as well as the historic and architectural cohesiveness of the area determined boundaries. Boundaries are considered advisory until more detailed research can be done and nomination forms are prepared for the National Register of Historic Places.



Photograph 18 - Union Station

Information was collected on each building within historic districts by street names. Experts in local history assisted the designation of sites within the boundaries of a historic

district, and short narratives were prepared on the historical and architectural development of these areas. When the field survey was completed, final checks were made to verify the accuracy of the data collected.

CRITERIA AND EVALUATION

The significance of each historic entry was evaluated by a professional architectural historian at the Historic Landmarks Foundation of Indiana and measured against the National Register Criteria for Evaluation. Places were assessed in terms of their historic significance, architectural merit, and environment and integrity before being placed in one of the rated categories (O, N, C, or NC explained below). The exploration and settlement of an area, commercial or industrial development, education, transportation, or the lives of important people determined a resource's historic importance.



*Photograph 19 - Historic homes on Harding Street
south of Sumner Avenue*

Properties could be of national, state, or local significance.

It is possible that a property of outstanding local importance could be rated higher than an entry associated with state or national history. Some properties, though not associated with important people or events, may have been important as good examples of architectural styles, building types, or methods of construction.

Examples could range from a picture perfect Italianate style, a simple regional housing type, an iron truss bridge, or a planned landscape feature. The location of an entry in relation to other structures, street placement, and landscaping, as well as the overall natural environment of a place determines a rating.

The Historic Landmarks Foundation of Indiana has surveyed Marion County by township. Covering the area of the Concord neighborhood, the survey for Center Township was conducted in 1989-1990 and the survey for Perry Township was conducted in 1992.

After recording information, one of the following ratings was assigned.

1. Outstanding (O)

The "O" rating means the property is listed, or has enough historic or architectural significance to be listed, in the National Register of Historic Places. "Outstanding" resources can be of local, state, or national importance.

2. Notable (N)

The "N" rating means the property did not merit an "O" rating, but still is above average in its importance. Further research may reveal that the property could be eligible for a listing with the National Register of Historic Places. The property may be eligible for the

Indiana Register of Historic Sites and Structures.

3. Contributing (C)

The "C" rating was given to any property meeting the basic inventory criteria of being built before 1940, but is not important enough to stand on its own as a "Outstanding" or "Notable" designation. An example is a contributing structure important to the density of continuity of an area's historic fabric. "Contributing" properties can be listed in the National Register of Historic Places if they are part of a historic district, but would not usually qualify on an individual basis.

4. Non Contributing (NC)

The properties rated "NC" were not included in the inventory unless they were located within a historic district. Such properties are likely to be built after 1940, are older structures that have been extensively altered to lose their historic character, or are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register of Historic Places.

The "NC" rating is an advisory recommendation based on the information available to the surveyor. Change in location, careful restoration, additional research, extensive physical damage, or inappropriate remodeling could affect a property's significance and rating.

Table 9 displays the surveyed historical structures and places in the Concord neighborhood. The structures and places are arranged geographically, roughly north to south, with a rating as described above.

Table 9

Surveyed Historical Structures and Places

Address, Type of Architecture, Rating, Year Built

1. Old Trails Building - 301 W. Washington, Art Deco, N, 1928-1929
2. St. John Catholic Church and Rectory - 121 S. Capitol, Gothic Revival, O, 1867-1871
3. Indianapolis Power and Light Company - 300 Block Kentucky Avenue, Art Deco, N, 1930
4. Diamond Chain Company Complex - 402 Kentucky Avenue, Twentieth Century Industrial, O, 1918, 1928, 1929, 1940, 1948
5. Morris Building - 546 S. Meridian, Twentieth Century Functional/Commercial Style, N, 1922-1923
6. Emmerich Manual Training High School - 525 South Meridian, Romanesque Revival, O, 1895
7. Holy Cross and St. Joseph Cemetery - 2446 S. Meridian, N, 1874
8. Hebrew Cemetery - 30 W. Kelly Street, O, 1856
9. 100 E. Raymond Street, Gothic Revival, N, 1916, 1928
10. James A. Garfield School No. 35 - 209 E. Raymond Street, Neoclassical, O, 1898, 1910
11. 2719 S. Manker Street, I-House/Greek Revival, N, 1842
12. St. Catherine of Sienna Church - 2245 S. Shelby Street, Romanesque Revival, N, 1910
13. McClainsville School/Emma Donnan School No. 72 - 1202 E. Troy Avenue, Neoclassical, N, 1913
14. 620 S. Capitol Street Twentieth Century Functional, N, 1910
15. 645 S. Meridian Street, Queen Ann, N, 1880
16. 712 S. Russell Street Italianate, N, 1870
17. 731 S. Meridian Street, Nineteenth Century Functional - Italianate, N, 1860
18. Merz Building - 803-805 S. Meridian Street, Nineteenth Century Functional, N, 1886-1887
19. 811 S. Meridian Street, Italianate, N, 1880
20. August Sommer House - 29 E. McCarty, Italianate, O, 1880
21. Fletcher Trust Company - 1125 S. Meridian Street, Neoclassical, N, 1919
22. Sacred Heart Catholic Church and Friary - 1530 S. Union Street, Gothic Revival, O, 1883-1891
23. 1700 S. Meridian Street, Queen Anne Cottage, N, 1880

24. Robert Dale Owen School No. 12 - 733 S. West Street, Tudor Revival, N, 1916
25. L.S. Ayres and Co. - 1 W. Washington Street, O, 1905, 1914, 1928-1929, 1946
26. Merchants National Bank - 1 E. Washington Street, O, 1907-1912
27. F.W. Woolworth – 11 E. Washington, O, 1938
28. Elliott's Block - 14 West Maryland Street, O, 1875
29. Daniel Stewart Building - 45 S. Meridian, NC, 1908, 1988
30. Holland And Ostermeyer Building - 29 E. Maryland Street, Italianate, N, 1867-1868
31. John W. Murphy Building - 30 E. Georgia Street, N, 1911
32. Hotel Severin - 45 W. Georgia Street, O, 1912-1913
33. Union Station Hotel - 6 W. Louisiana Street, C, 1890
34. Fahnley and McCrea Shipping Building - 8 W. Louisiana Street, C, 1905-1906
35. Union Railroad Station - 39 Jackson Place, O, 1887-1888
36. Union Station Concourse - 300 S. Illinois Street, O, 1916-1922
37. Louis G. Deschler Company - 135 S. Illinois Street, O, 1906-1907
38. Reinhardt Building - 133 S. Illinois Street, N, 1864
39. Braden's Block – 129-131 S. Illinois Street, C, 1874-1875
40. Hotel Lockerbie/Warren Hotel - 117-125 S. Illinois Street, O, 1928-1929
41. Hotel Spink - 233-235 S. McCrea Street, N, 1924
42. Concordia House/Tremont House/Germania House - 372 S. Meridian Street, O, 1863-1864
43. Meridian Hotel – 244-250 S. Meridian Street, C, 1913-1914
44. Fahnley and McCrea Building - 240-242 S. Meridian Street, C, 1905-1906
45. Ratti Building – 234-238 S. Meridian Street, N, 1911
46. 230 S. Meridian Street, NC, 1985
47. D.P. Erwin and Company - 206-214 S. Meridian Street, O, 1889-1890, 1900, 1915
48. McKee Building – 202-204 S. Meridian Street, O, 1888-1889
49. American Express Company - 255-257 S. Meridian Street, C, 1915
50. Rusch Building – 243-247 S. Meridian Street, O, 1867-1868
51. Mayhew and Branham Building - 235 S. Meridian Street, C, 1865-1866
52. 231 S. Meridian Street, NC, 1985
53. Hide, Leather, and Belting Company - 225-227 S. Meridian Street, C, 1920
54. Pearson and Wetzel Building - 219-221 S. Meridian Street, C, 1887-1888
55. Geddes Brown Shoe Company - 211-217 S. Meridian Street, C, 1900
56. George W. Stout Building - 207-209 S. Meridian Street, C, 1888
57. Byram, Cornelius, and Company - 201-205 S. Meridian Street, O, 1871-1872
58. Hibben, Hollweg, and Company - 141-143 S. Meridian Street, C, 1911-1912
59. Wiles, Coffin, and Company - 117-119 S. Meridian Street, C, 1890
60. 111 S. Meridian Street, NC, 1900
61. Big Four Building – 105 S. Meridian Street, O, 1929-1930
62. Morrison Block 47-49 S. Meridian Street, O, 1871
63. Indiana Terminal Warehouse - 230 S. Pennsylvania Street, NC, 1945
64. Holliday and Wyon Building - 134-140 S. Pennsylvania Street, C, 1889
65. Century Building – 36 S. Pennsylvania Street, O, 1901
66. Garfield Park Bridge, N, 1905
67. Garfield Park Bridge, NC, 1980
68. Garfield Park Bridge, N, 1905
69. Garfield Park Bridge, C, 1905
70. Garfield Park Terrace, C, 1915
71. Garfield Park Bridge, N, 1905
72. Garfield Park Shelter House, C, 1920
73. Garfield Park Bridge, C, 1923
74. Garfield Park - A.W. Lawton Monument, C, 1907
75. Garfield Park Pagoda, O, 1907
76. Garfield Park Band Shell, N, 1930
77. Garfield Park Bridge, C, 1905, 1985
78. Garfield Park Sunken Garden, N, 1915
79. Garfield Park Monument (Moved from Greenlawn Cemetery), C, 1870
80. Garfield Park Bridge, C, 1923
81. Garfield Park Conservatory, C, 1954
82. 2414 National Avenue, Double Pen/Greek Revival, O, 1850
83. 3860 S. Carson Street, Bungalow, C, 1925

85. Bryer House – 3949 S. State Avenue, Gable-front/Free Classic, C, 1913
86. 3711 S. Aurora Street, Gable-front, C, 1895
87. 1744 Sparrow Street T-plan, C, 1922
88. 1244 Martin Street, Double-pen, C, 1900
89. 1228 E. Perry Avenue, Indeterminate, C, 1890
90. S. Carson Avenue, Cruciform, C, 1890
91. 1202 Bacon Street, Indeterminate, C, 1910
92. 1150 Perry Avenue, T-plan/Craftsman, C, 1925
93. 1140 Perry Avenue, Free Classic Cottage, C, 1900
94. 1224 Martin Street, Gable-front, C, 1900
95. 1207 Martin Street, Craftsman, C, 1913
96. 1228 National Avenue, Bungalow, C, 1920
97. 965 National Avenue, T-plan, N, 1890
98. Hannah-Oehler-Elder House - 3801 S. Madison Avenue, Italianate/Greek Revival, O, 1859, 1872
99. 506 National Avenue, Craftsman, C, 1925
100. 524 Norton Avenue, I-House, C, 1850
101. 541 E. Sumner Avenue, Gabled-ell, C, 1910
102. 738 E. Sumner Avenue, Gable-front, C, 1910
103. 741 Sparrow Avenue, Bungalow, C, 1925
104. 3411 S. Madison Avenue, Craftsman, C, 1920
105. 3330 S. Madison Avenue, Commercial Vernacular, C, 1920
106. 3020 S. Pennsylvania Street, English Cottage, C, 1939
107. 3010 S. Meridian Street, Gable-front, C, 1910
108. Stump House – 3205 S. Pennsylvania Street, Hall-and-Parlor/Italianate, O, 1870
109. Renn House - 3014 S. Meridian Street, Cruciform/Free Classic, N, 1910
110. 3200 S. Meridian Street, Gable-front, C, 1910
111. Vanstan House – 3209 S. Meridian Street, Bungalow, C, 1920
112. 3215 S. Meridian Street, American four-square, N, 1900
113. George Stumpf House - 3228 S. Meridian Street, Italianate, O, 1877
114. 3420 S. Meridian Street, Gable-front, C, 1900
115. 3421 S. Meridian Street, Bungalow, C, 1920
116. 3427 S. Meridian Street, Bungalow, C, 1920
117. Meeting House - E. Sumner Avenue, Vernacular, C, 1900
118. 114 E. Sumner Avenue, English Cottage, C, 1925
119. 210 E. Sumner Avenue, English Cottage, C, 1925
120. 302 E. Sumner Avenue, Dutch Colonial Revival, C, 1900
121. 3430 S. Meridian Street, Bungalow, C, 1925
122. Heiny Farm - 3450 S. Meridian Street, Gabled-ell/Italianate, O, 1880
123. 25 E. Sumner Avenue, Gable-front, C, 1900
124. 3708 S. Brill Street, Bungalow/Colonial Revival, C, 1930
125. 3720 S. Brill Street, Italianate, C, 1910
126. 3760 S. Brill Street, Bungalow, C, 1920
127. Elmore House - 301 National Avenue, Gable-front, C, 1890
128. 409 National Avenue, Gabled-ell, C, 1900
129. 3940 S. Brill Street, Bungalow, C, 1920
130. Adolay House - 40 E. Hanna Avenue, Bungalow, N, 1929
131. 3957 S. Meridian Street, English Cottage, C, 1930
132. Kovsky House – 3901 S. Meridian Street, American four-square, C, 1918, 1940
133. 3750 S. Meridian Street, American four-square, C, 1915
134. 75 W. National Avenue, Bungalow, C, 1920
135. William Habig House - 3746 S. Meridian Street, Craftsman, N, 1913
136. 3742 S. Meridian Street, Bungalow, C, 1920
137. 3738 S. Meridian Street, Bungalow, C, 1920
138. 3734 S. Meridian Street, Bungalow, C, 1920
139. 3960 S. Meridian Street, Gable-front, C, 1910
140. 41 W. Troy Avenue, American four-square/Craftsman, C, 1915
141. 107 W. Troy Avenue, Gable front/Queen Anne, C, 1890
142. 121 W. Troy Avenue, T-plan/Queen Anne, C, 1890
143. 245 W. Troy Avenue, Craftsman, C, 1920
144. 247 W. Troy Avenue, T-plan, C, 1900
145. 715 W. Troy Avenue, English Cottage, C, 1920
146. Brehob House and Nursery - 845 W. Troy Avenue, Colonial Revival, N, 1927
147. 905 W. Troy Avenue, American four-square, N, 1910
148. Calvary Cemetery - 435 W. Troy Avenue, C, 1930-present
149. 3350 Bluff Road, T-plan, C, 1890
150. Mashmeyer House - 401 E. Sumner Avenue, T-plan, C, 1890
151. 3506 Bluff Road, Bungalow, C, 1920
152. 3616 Bluff Road, Craftsman, N, 1920
153. 3669 Bluff Road, English Cottage, C, 1930
154. Brehob Road, Bungalow, C, 1920
155. 3807 Bluff Road, Bungalow, C, 1920

156. Brehob House – 3822 Brehob Road, English Cottage, N, 1937
157. Brehob House – 3840 Brehob Road, English Cottage, C, 1937
158. Charles and Louise Brehob House and Nursery - 3821 Brehob, Road, American four-square, O, 1900, 1908
159. 304 W. Hanna Avenue, Dutch Colonial Revival, C, 1915
160. Richard Mangendanz House - 226 W. Hanna Avenue, Double pen/Craftsman, C, 1910
161. 3926 Bluff Road, Gable-front, C, 1910
162. 620 W. Hanna Avenue, Gable-front, C, 1910
163. Arthur Marskie House and Nursery - 744 W. Hanna Avenue, Bungalow, C, 1920, 1925-1940
164. 938 W. Hanna Avenue, Saltbox, C, 1890
165. Fred Aufderheide, Jr. House - 3920 S. Division Street, Bungalow, N, 1921
166. Charlie Hohn Nursery - 3535 S. Division Street, Gable-front, C, 1915
167. 1051 W. Sumner, American four-square, C, 1920
168. Hohn House and Nursery - 1124 W. Sumner Avenue, Free Classic, N, 1900
169. 1103 W. Troy Avenue, I-House, C, 1900
170. 3518 S. Harding Street, T-plan, C, 1905
171. 3548 S. Harding Street, Pyramidal-roof, C, 1910
172. 3600 S. Harding Street, Commercial Vernacular/Pyramidal roof, N, 1920
173. Stout Generating Station Guard House - 3500 S. Harding Street, Art Deco, N, 1931

Source: Historic Landmarks Foundation of Indiana.

Note: Historic Districts in bold.

Table 9 - Surveyed Historical Structures and Places

Historic preservation is important to maintaining the urban design quality, charm, and character of the Concord neighborhood. A historic preservation designation strongly recommends renovation of designated structures. Coordinating with Historic Landmarks is critical to preserving these structures.

The historic districts that are located partially within the

Concord neighborhood are the Circle Center and the Indianapolis union Station Wholesale. The Garfield Park Historic district (also in bold text) is the only district entirely within the Concord neighborhood.

LAND USE AND ZONING

The Concord Community Plan focuses on the physical development in the Concord area (see Map 2). The prime locations chosen for housing, the needs of employers, the delivery of goods and services, the condition of sewer and water systems, and the protection of natural resources influence physical development.

The purpose of land use and zoning discussions is two fold. 1) Land use and zoning discussions are a culmination of the Concord Community Plan. Physical development of the community is tied to the discussion of issues, and 2) These discussions communicate the direction of future development in the community to the Metropolitan Development Commission and property developers. This does not mean a property owners rights are restricted.

After the Concord Community Plan is adopted, each governmental unit within the jurisdiction where the plan is in effect shall consider actions as set out in the community plan. The activities of governmental units that apply are the authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; the authorization, construction, alteration, or abandonment of public ways, public places, public lands, public structures, or public utilities; and the adoption, amendment, or repeal of zoning ordinances, including zone maps and planned unit district ordinances, subdivision control ordinances, historic preservation ordinances, and other land use ordinances.

Before recommendations were developed, two necessary considerations were derived from Indiana Code 36-7-4-500 (The legislation that allows local governments to develop comprehensive plans). These considerations were the rights of individual property owners under existing law and the protection of the health, safety, and welfare of

residents.

LAND USE

A windshield survey of land use and building conditions was conducted between February 1998 and May 1998 in the Concord neighborhood (see Affordable Housing for building conditions). Thirteen categories of land use were used to classify different intensities of developed and undeveloped land. As displayed in Table 5 and Map 4, land use in the Concord neighborhood was mapped and total figures shown by category.

The survey shows land uses in the Concord neighborhood to be primarily single family residential (the largest single category in Table 10). Although single family residential comprises 19.5% of the Concord area, industrial and vacant land combines for a total of 35.0%.

Table 10 - 1998 Existing Land Use

<u>Land Use</u>	<u>Parcels</u>	<u>Acres</u>	<u>Area %</u>
Single family Residential	4,705	1,044.4	19.5
Two Family Residential	409	56.5	1.1
Multifamily Residential	66	84.3	1.6
High Density Residential	2	1.9	0.0
Commercial Office	60	45.3	0.8
Commercial Retail and Service	379	338.2	6.3
Light Industrial	265	599.2	11.2
Heavy Industrial	59	582.5	10.8
Special Uses	82	491.8	9.2
Parks, Open Space, and Agricultural	83	290.6	5.4
Vacant	891	700.6	13.0
Parking	52	44.7	0.8

Table 10 - 1998 Existing Land Use, cont.

<u>Land Use</u>	<u>Parcels</u>	<u>Acres</u>	<u>Area %</u>
Miscellaneous - Highways, Streets, Railroads, Right-Of -Way, and Rivers	-	1,090.0	20.3
Total	7,053	5,370.0	100.0

Source: City of Indianapolis, Department of Metropolitan Development, Division of Planning.
Table 10 - 1998 Existing Land Use

Single family homes are the cornerstone and glue that holds the neighborhood together. Important also are the multifamily communities that exist in the Concord neighborhood (1.6% of total area). There are several smaller scale apartment complexes scattered throughout the Concord neighborhood, most notably the Laurelwood Apartments on Teakwood Drive.

Renter occupied households are a growing number of residents in the Concord neighborhood. From 1980-1990, the number of renter households increased by 9.0% while the total number of households declined by 2.0%.

The Concord neighborhood is competing between two different kinds of housing needs. On one hand, there is a home ownership community and on the other hand, there is a need for rental units in an increasing renter environment.

Commercial development (7.1% of the total area) is concentrated along Madison Avenue and East Street south of Southern Avenue and north of South Street in the downtown area. However, numerous commercial businesses that service neighborhood residents are scattered throughout the Concord neighborhood.



Photograph 20 - Commercial development along Madison Avenue

Industrial land (22.0% of the total area) is concentrated along the eastern edge of the White River and an area bordered by Troy Avenue, Shelby Street, Hanna Avenue, and Madison Avenue. Similar to commercial businesses, industrial facilities that employ neighborhood residents are scattered throughout the Concord neighborhood. A very important asset to the community, light and heavy industrial businesses provide higher paying jobs for some residents of the Concord neighborhood.



*Photograph 21 - Indianapolis Power and Light facility
on Harding Street*

Parks, open space, and agricultural land comprise 5.4% of the total area. Land devoted to parks, open space, and agriculture in the Concord neighborhood are an important asset not only in their value but also by the sheer abundance (See Parks and Recreation).

Vacant land (13.0% of the total area) is primarily located south of Southern Avenue. Contiguous parcels or large tracts of vacant land provide the best chance for redevelopment (See Map 4). In addition, large tracts of vacant land that has never been developed exist in the Concord neighborhood.

LAND USE DEFINITIONS

The following text describes typical land uses consistent with the surveyed land use categories in Table 9. For clarification, a "dwelling unit" is defined as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters or; if

vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

1. SINGLE FAMILY RESIDENTIAL

Typically 2 to 5 dwelling units per acre. Single family dwellings.

2. TWO FAMILY RESIDENTIAL

Typically 2 to 5 dwelling units per acre. Two family dwellings.

3. MEDIUM DENSITY RESIDENTIAL

Typically 6 to 15 dwelling units per acre. Multifamily dwellings no more than 2 stories in height.

4. HIGH DENSITY RESIDENTIAL

Typically 16 or more dwelling units per acre. Multifamily dwellings more than 2 stories in height.

5. COMMERCIAL OFFICE

- Uses such as architectural, law, and accounting offices; advertising, public relations, and employment agencies; banking and insurance offices; and medical and dental facilities.

- Certain special uses such as nursing homes and day care centers.

- Educational services such as business, technical, and

secretarial schools.

6. COMMERCIAL RETAIL AND SERVICE

- Retail businesses such as art galleries, antique stores, grocery stores, apparel and accessory stores, artist and architect supply stores, book stores, camera supply stores and photo developing businesses, florists, bakeries, pharmacies, card and stationery stores, hardware stores, jewelry stores, pet shops, framing services, music stores, and automobile sales.

- Personal, professional, and business services such as barber and beauty shops, dry cleaners, and shoe repair businesses.

- Repair services such as jewelry, watch and clock repair, key duplicating, typewriter repair, shoe and camera repair, and automotive body repair and paint.

- Restaurants and taverns with restrictions.

7. LIGHT INDUSTRIAL

Industries that usually do not create objectionable characteristics that extend beyond their property lines. Light industry can consist of assembly operations of premanufactured parts or components; and assembly, repair, or manufacturing of small component parts of products. Some examples are:

- Jewelry manufacturing and engraving.

- Warehousing.

- Construction companies.

- Upholstering.

- Paper box and paper products manufacturing from finished paper.

- Manufacturing of optical goods.

8. HEAVY INDUSTRIAL

Industries that produce more objectionable characteristics than those in light industrial categories (i.e. greater pollutants, noise, etc.). Because of their nature, heavy industry should be located away from residential areas. Heavy industry includes the manufacture and assembly of durable goods; material processing including products of agriculture, forestry, fishing, mining, and quarrying; and the manufacture of tools and implements, machinery, and machinery components. Some examples are:

- Motor truck terminals.

- Food processing of raw materials.

- Coke ovens.

- Cement, lime, and gypsum manufacturing.

- Scrap metal reprocessing.

- Auto and truck component manufacturing and assembly.

9. SPECIAL USE

Special uses are those land uses that are difficult to classify. Some examples are:

- Churches and Schools.
- City, County, State, and Federal Offices; and Non profit agencies.
- Power substations.
- Switching stations.
- Nursing homes.
- Hospitals.
- Union halls.
- Petroleum refineries.
- Cemeteries.

10. PARKS, OPEN SPACE, AND AGRICULTURAL

Parks and open spaces are areas for recreation or areas accessible to the public. Agricultural activities include crop and livestock production. Some examples include:

- Civic open spaces.

- Public parks.

- Open space corridors and greenways (White River State Park).

- Conservation areas.

- Grading or feeding of livestock for commercial profit.

- Fish hatcheries, lakes, and ponds.

- Commercial greenhouses and plant nurseries, excluding retail sales.

- Crop production such as grains, grasses, plants, vines, and orchards.

11. PARKING

Vehicle parking structures and surface lots separate from the facilities that they serve.

12. VACANT

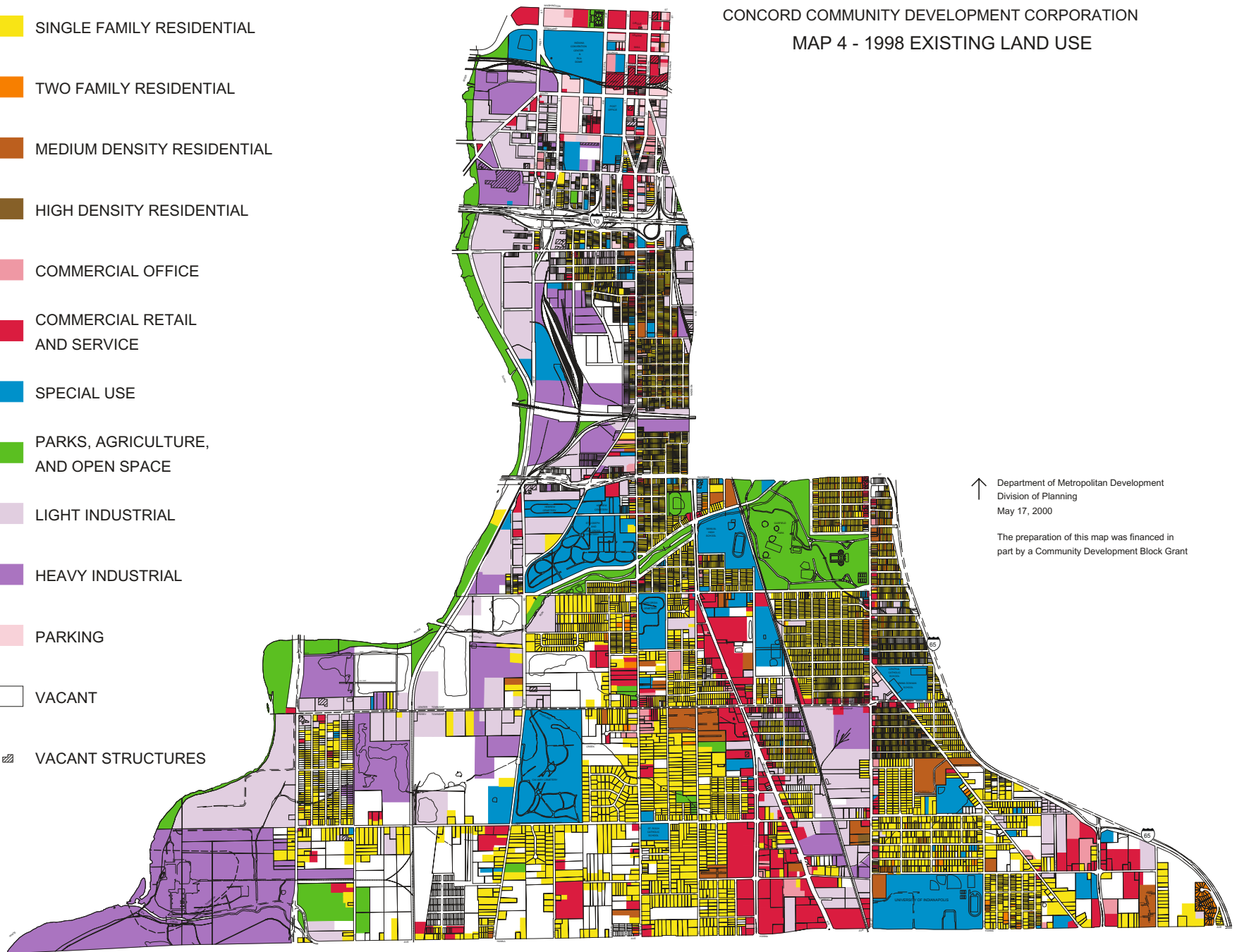
No structure or land use present.

13. MISCELLANEOUS - HIGHWAYS, STREETS, RAILROADS, RIGHT-OF WAY, AND RIVERS

Public ways, public right-of-ways, and natural features that cannot permit or sustain development.

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL OFFICE
- COMMERCIAL RETAIL
AND SERVICE
- SPECIAL USE
- PARKS, AGRICULTURE,
AND OPEN SPACE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PARKING
- VACANT
- VACANT STRUCTURES

CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 4 - 1998 EXISTING LAND USE



↑ Department of Metropolitan Development
Division of Planning
May 17, 2000

The preparation of this map was financed in
part by a Community Development Block Grant

COMPREHENSIVE PLAN FOR MARION COUNTY

The Comprehensive Plan for Marion County serves as a *very general guide* for decision-makers concerned with the physical development of Indianapolis. The Comprehensive Plan also provides a framework for detailed physical development plans, such as the Concord Community Plan and the Indianapolis Regional Center Plan. The policies identified in the comprehensive plan that apply to the Concord neighborhood are:

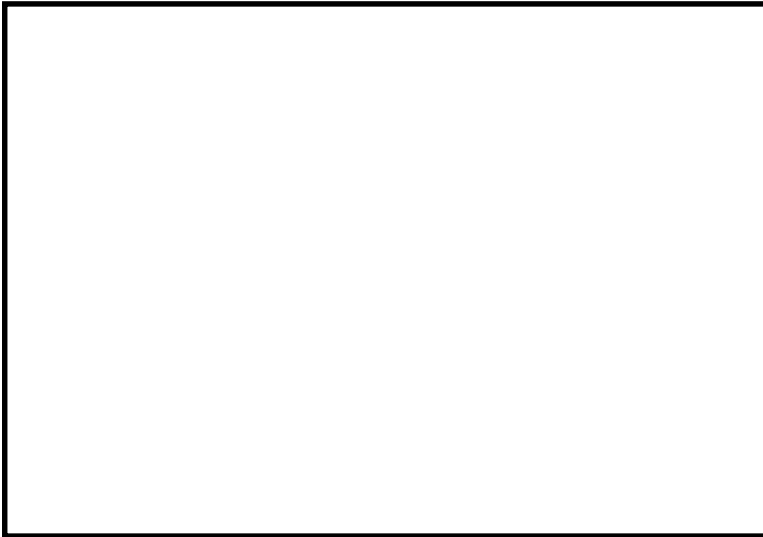
1. Provide incentives and eliminate disincentives to encourage private investment and development.
2. Facilitate revitalization and redevelopment in appropriate areas through direct assemblage of parcels for large-scale developments.
3. Encourage and assist the development of governmental, commercial, industrial, residential, educational, recreational, and cultural projects through financial and nonfinancial programs.
4. Provide increased residential opportunities.
5. Encourage and assist development, rehabilitation, and reuse projects involving governmental, commercial, industrial, residential, educational, recreational, and cultural uses through financial and nonfinancial programs.
6. Encourage human service oriented developments.
7. Encourage infill development of vacant parcels with full consideration of the architectural compatibility, the environment, and the open space affect surrounding areas.
8. Encourage the revitalization of neighborhood commercial areas by strengthening adjacent viable residential areas and by restricting new commercial uses to the existing commercial areas.
9. Encourage and expand housing rehabilitation efforts through public assistance programs, financial incentives, strategic improvement planning, and other ideas as appropriate.
10. Make public financial resources available to support and encourage development and revitalization opportunities.
11. Provide improved public services in existing neighborhoods where appropriate.
12. Require environmental studies in the design and building of infrastructure to minimize adverse impacts upon existing neighborhoods.

LAND USE PLAN

The Land Use Plan for the Concord neighborhood is an update to a neighborhood plan completed in 1974. The 1974 plan covered a smaller area by forming a southern boundary along Raymond Street.

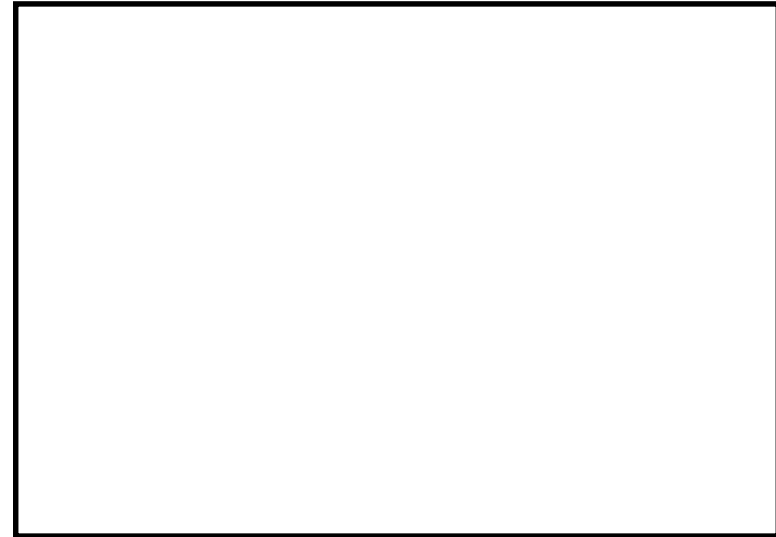
The Concord Community Plan adopted in 2000 amends a segment of the Indianapolis Regional Center Plan 1990-2010 and amends a segment of the comprehensive or master Plan of Marion County, Indiana. These amending segments consist of land use, zoning, and the direction of physical development.

The first step in developing a Land Use Plan is to identify target areas. These target areas are the sum of land use and building condition surveys, a human needs assessment, and the round table discussions among the Concord community.



Photograph 22 - Babe Denny Neighborhood - Site #2

The target areas displayed in Table 11 and Map 5 are a beginning point for developing land use and zoning recommendations and rely on current research as well as previous plans for insight into recommendations. Outside of the target areas, the community focused on vacant land and vacant buildings.



Photograph 23 - St. Joseph and Holy Cross Cemetery - Site #4



Photograph 24 - Dillman and Hoeltke Greenhouses at 3506 Bluff Road - Site #11

Table 11 - CONCORD DEVELOPMENT ISSUES

<u>Site</u>	<u>Location</u>	<u>Comments</u>	<u>Site</u>	<u>Location</u>	<u>Comments</u>
1	Area bordered by South Street, Meridian Street, McCarty Street, and West Street	Approximately 20% of area is vacant. Primarily industrial, some housing exists	8	Area bordered by Southern Avenue, East Street, Troy Avenue, and Madison Avenue	Inappropriate zoning in an area that is approximately 80% commercial
2	Babe Denny Neighborhood bordered by McCarty Street, Union Street, Morris Street, and West Street	Closest residential to downtown that has not undergone entire rehabilitation. Industrial zoning in residential areas	9	Area bordered by Southern Avenue, Bluff Road, Troy Avenue, and the White River	Approximately 40% of this area contain vacant lands. Proximity to the White River lends this area to recreation development. Area is bisected by rail line
3	Meridian Street corridor from Morris street to Beltline Railroad tracks	Vacant land and vacant buildings are numerous along the corridor. The wide range of land uses indicate this area is in transition	10	Two similar areas bounded by Troy Avenue, Bluff Road, Sumner Avenue, Indiana Railroad tracks; and Sumner Avenue, Indiana Railroad tracks, Hanna Avenue, and Harding Street	Approximately 50% of the two areas contain vacant land. Low Density Residential and Heavy Industrial proliferate occupied land
4	Hebrew Cemetery and St. Joseph and Holy Cross Cemetery lands	Inappropriate zoning on cemetery lands. These cemeteries have been identified as a historic resource	11	Area bounded by Sumner Avenue, Meridian Street, Hanna Avenue, and Indiana Railroad tracks	Approximately 70% of the area is vacant land. The remainder is Low Density Residential and Commercial Retail and Service scattered throughout the area
5	Area south of Raymond Street at the intersection of Shelby Street	Vacant land and vacant buildings have increased at this important intersection	12	Area bounded by Troy Avenue, Indiana Railroad tracks, Hanna Avenue, and East Street/Madison Avenue	Pockets of residential exist in an area that is a commercial and industrial focus
6	Shelby Street corridor from Finley Street to Norton Avenue (selected areas)	Reduce encroachment of Commercial Retail and Service on Single Family Residential areas	13	Area south of I-65 at the intersection of Keystone Avenue	Commercial and industrial buildings are numerous at this interchange. Adjacent land is zoned as residential and primarily vacant
7	Campus of Central Catholic School and Emma Donnan School	Inappropriate zoning on school property			

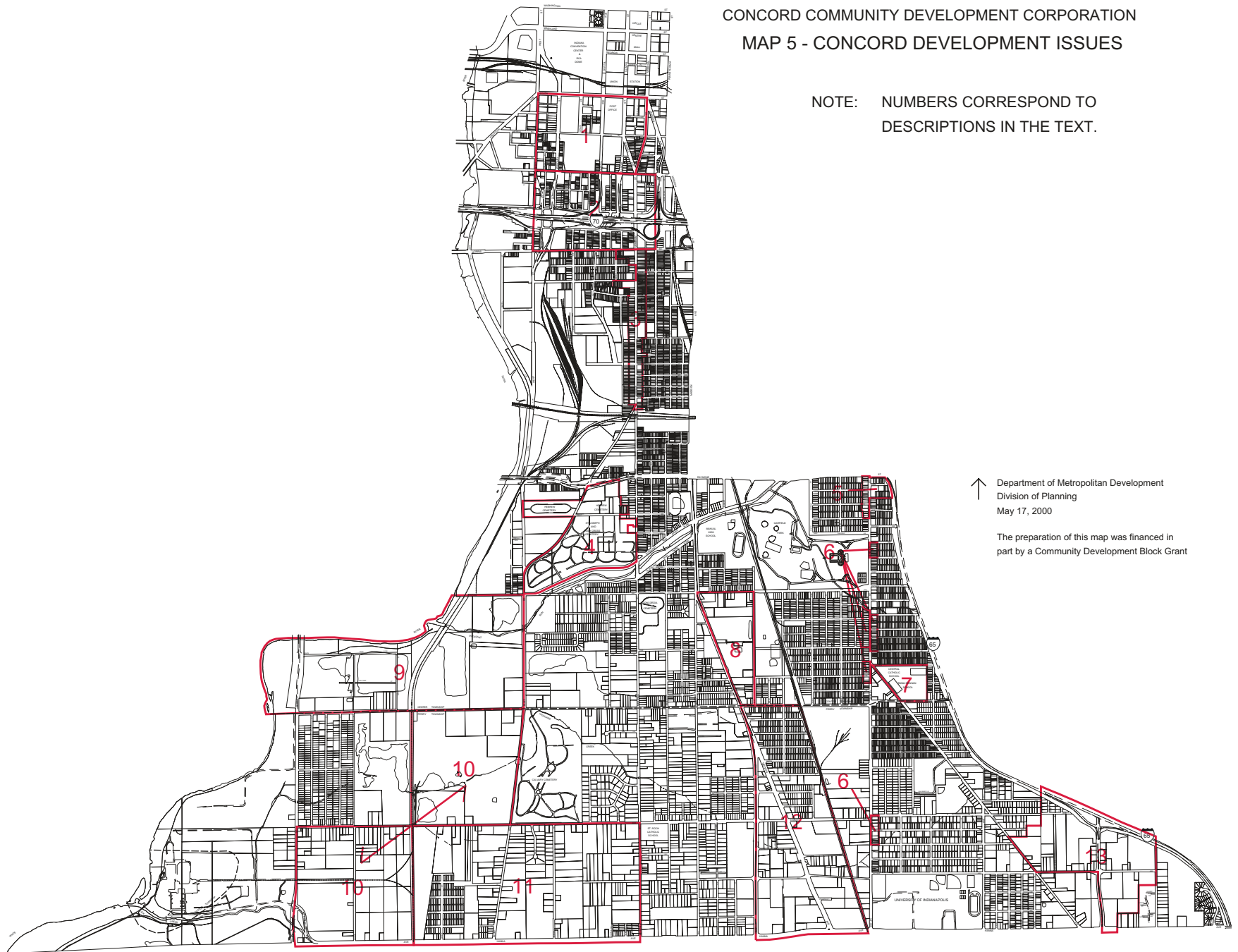
Note: The Concord development issues were chosen from the analysis within the scope of this plan.

Table 11 - Concord Development Issues

The Land Use Plan for the Concord neighborhood includes recommendations for land use that address concerns of residents and property owners in the neighborhood (See Credits). Designation of *recommended* land uses does not mean the land will revert to that use, rather it will serve as a guide for future development when petitions are filed. When rezoning and variance petitions are being considered, information from the land use plan can be used to convey the preference for a particular site.

CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 5 - CONCORD DEVELOPMENT ISSUES

NOTE: NUMBERS CORRESPOND TO
DESCRIPTIONS IN THE TEXT.



↑ Department of Metropolitan Development
Division of Planning
May 17, 2000

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LAND USE RECOMMENDATIONS

The Concord Community Plan adopted in 2000 amends a segment of the Indianapolis Regional Center Plan 1990-2010 and amends a segment of the comprehensive or master plan of Marion County, Indiana. Recommendations for future development address environmental concerns, development on vacant sites, reuse of vacant buildings, and areas in transition from one land use to another land use (See Map 6). An effort was made to buffer incompatible land uses.

The categories of recommended land uses are consistent with the categories of existing land uses (see descriptions under Land Use Definitions). In addition, the Indianapolis Regional Center Plan 1990-2010 provided additional information to enhance the Concord Community Plan. The additional land use descriptions from the Regional Center Plan are:

1. HIGH DENSITY MIXED USE

This development pattern, typical of a primary Central Business District, is characterized by high floor area ratios (6:1 and above), headquarter locations, and a capacity to generate a tremendous degree of activity. To meet stated housing goals; thirty percent of the development within this category should be housing. The following uses are integral components of this category.

- **Theaters** (movie and live performance).
- **Business services and professional offices** (nonindustrial) such as architectural, law, and accounting; advertising, public relations, and employment agencies; and banking and insurance centers.

- **Restaurants and night clubs.**

- **Hotels.**

- **Membership organizations** such as chambers of commerce, bar associations, athletic associations, labor unions, alumni associations, and clubs.

- **Personal services** such as barber and beauty shops, dry cleaners, and shoe repair shops.

- **Public administration.**

- **Repair service** (non-automotive) such as jewelry, watch and clock repair; key duplicating shops; and typewriter, shoe, and camera repair.

- **Retail businesses** such as department stores, apparel and accessory stores, book stores, card shops, stationery, sporting goods, toy, hobby, and game stores.

- **High-density housing** consisting of 27 or more dwelling units per acre.

- **Garage parking.**

2. MEDIUM DENSITY MIXED USE

The general character of these areas is expected to be street level retail with office or residential above. Development densities should reflect a floor area ratio of 5:1 or less. Specifically, the following types of uses will be encouraged.

- **Theaters** (movie and live performance).
- **Business services** and **professional** offices (non industrial) such as architectural, law, accounting, and medical offices; advertising agencies; commercial art and graphic design; interior decorators and designers; commercial photography; and branch banks.
- **Restaurants and taverns.**
- **Membership organizations** (see High Density Mixed use).
- **Personal services** (see High Density Mixed use).
- **Repair services** (non-automotive) such as jewelry, watch, clock, typewriter and camera repair, and key duplicating.
- **Retail businesses** to include art galleries, antique stores, apparel and accessory stores, artists' and architects supply, book stores, camera and photographic stores, florists, bakeries, card and stationery stores, hardware stores, jewelry stores, pet shops, framing services; and record, tape, and compact disc stores.
- **Parking garages** and parking lots designed only to support adjacent businesses.
- **Medium density housing** consisting of 16 to 49 dwelling units per acre.

3. CORE SUPPORT

The businesses in this category serve primarily to support the Central Business District. This category includes the following land uses:

- **Automotive related uses** servicing downtown workers and residents.
- **Business services** such as convention decorators and exhibit construction, engraving services, printing establishments, office supplies, and equipment rental.
- **Catering.**
- **Repair services** such as computer, copier, air conditioning, electronics, and laboratory instruments.
- **Retail businesses** such as awning shops; office furniture stores; floor covering stores; paint, glass, and wall paper stores; and rubber stamp stores.

The data gathering and analysis in the Concord Community Plan produced very important facts that influence land use and zoning. The following facts are characteristics of the Concord neighborhood that were noted at the time recommendations were developed. However, other facts influenced recommended land uses. Important characteristics were:

- An increase in the percent of renters.
- A large number of historic buildings, including greenhouse structures in the southern part of the

neighborhood.

- The poorest buildings conditions existing in the areas of:

**North of Beltway Railroad, south of I-70,
west of Madison Avenue, and east of West
Street.**

**South of Raymond Street, north of Pleasant
Run Parkway North Drive, west of Madison
Avenue, and east of Meridian Street.**













- A road widening project on Harding Street heading south from 800' south of Raymond Avenue.
- A significant number of vacant residential structures (61% of all vacant structures).

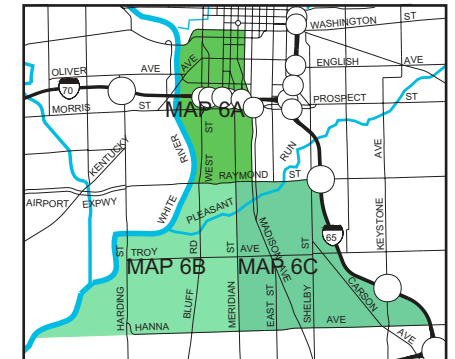
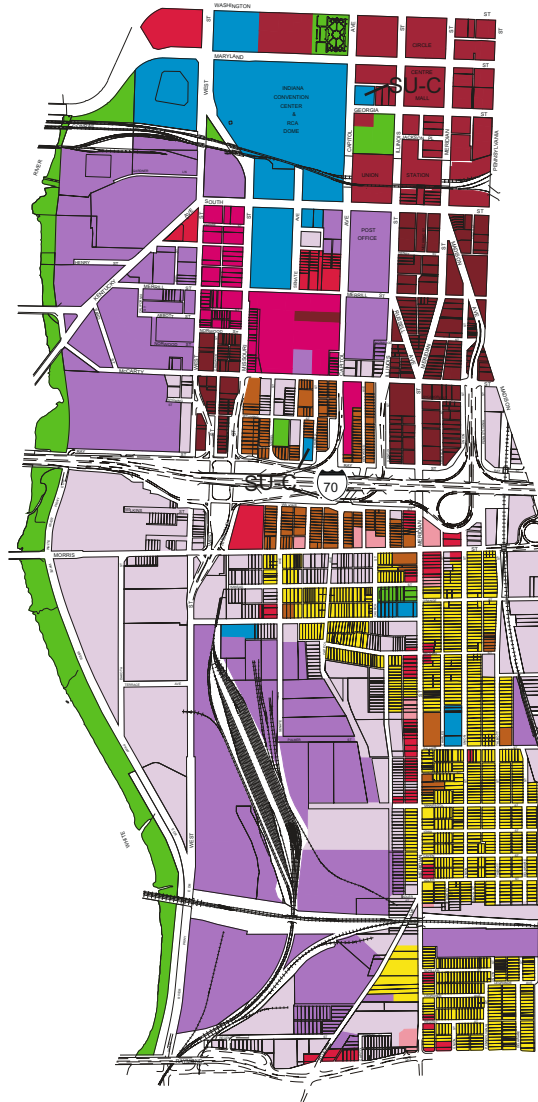
Residential areas should be protected from the encroachment of land uses that are detrimental to the character of the neighborhood. Special attention was given to areas where industrial and commercial uses are adjacent to residential areas.

Parks, open space, and agricultural lands were also given attention. Land recommended as parks, open space, and agriculture helps reduce the impacts of industrial and commercial land on sensitive areas and increases land devoted to linear parks.

Appropriately, industrial and commercial areas are recommended to be concentrated along high volume roads or accessible to interstate and railroad transportation (See Map 6). The noxious pollutants and heavy vehicle traffic associated with industrial and commercial use warrants their location away from residential areas.

CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 6A - LAND USE PLAN

-  LOW DENSITY RESIDENTIAL (LD) - 2-5 UNITS PER ACRE
-  MEDIUM DENSITY RESIDENTIAL (MD) - 5-15 UNITS PER ACRE
-  HIGH DENSITY RESIDENTIAL (HD) - 15+ UNITS PER ACRE
-  COMMERCIAL OFFICE (CO)
-  COMMERCIAL RETAIL AND SERVICE (CRS)
-  CORE SUPPORT COMMERCIAL (CS)
-  MEDIUM DENSITY MIXED USE (MDM)
-  HIGH DENSITY MIXED USE (HDM)
-  SPECIAL USE (SU)
SPECIAL USE CHURCH (SU-C)
-  PARKS, AGRICULTURE, AND OPEN SPACE (POS)
-  LIGHT INDUSTRIAL (LI)
-  HEAVY INDUSTRIAL (HI)



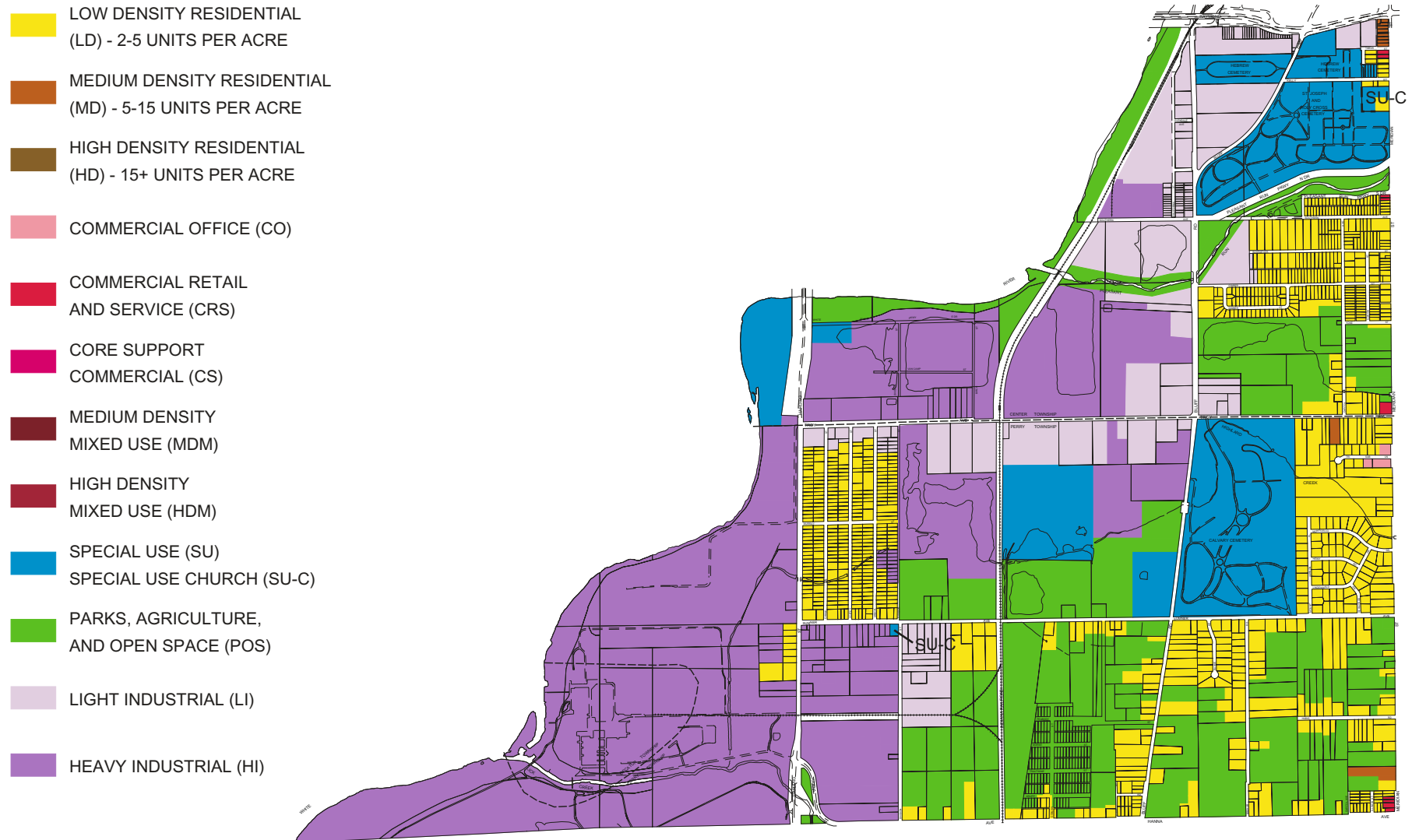
MAP KEY - LAND USE PLAN



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May 17, 2000

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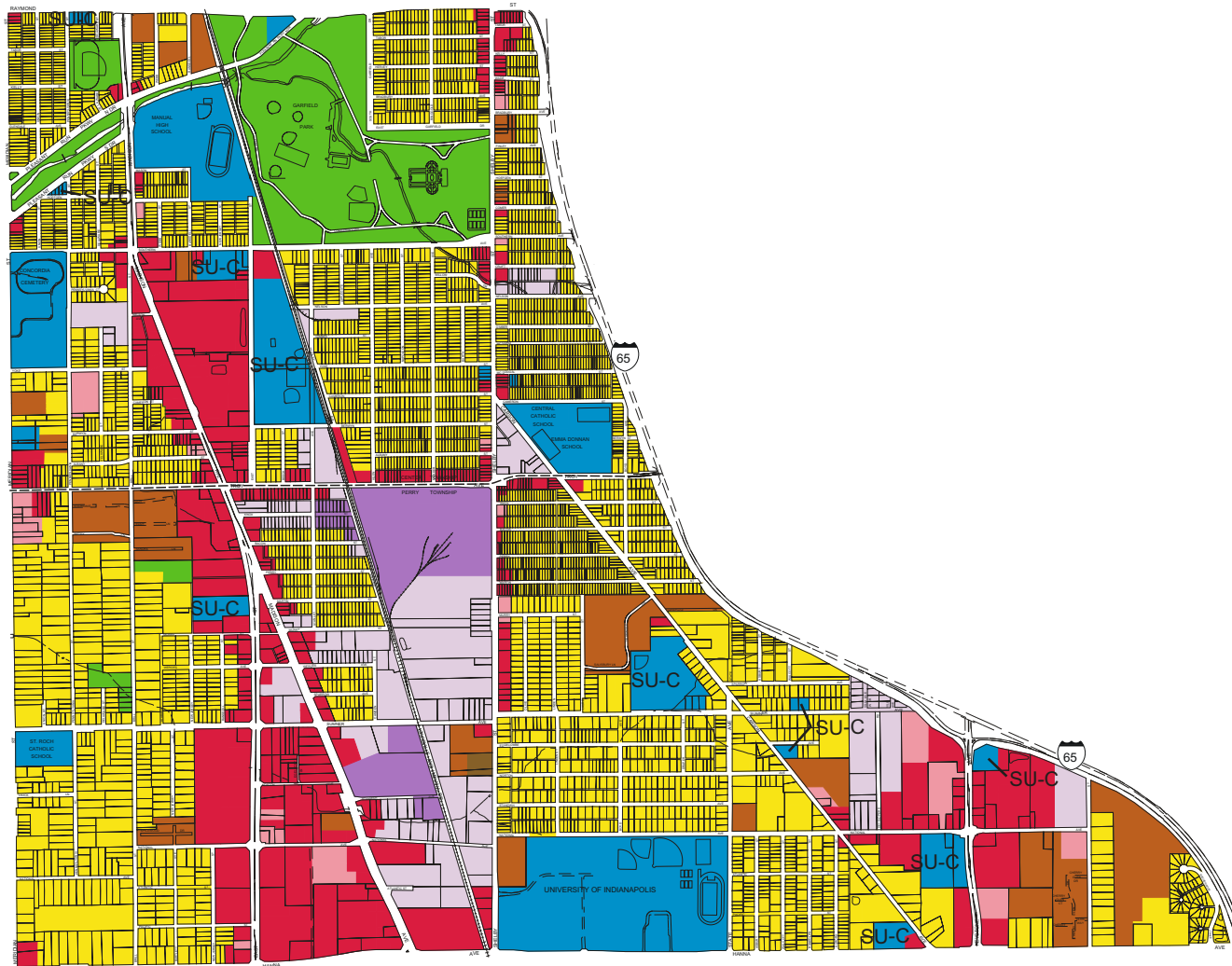
CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 6B - LAND USE PLAN



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Division of Planning
May 17, 2000

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CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 6C - LAND USE PLAN



- LOW DENSITY RESIDENTIAL (LD) - 2-5 UNITS PER ACRE
- MEDIUM DENSITY RESIDENTIAL (MD) - 5-15 UNITS PER ACRE
- HIGH DENSITY RESIDENTIAL (HD) - 15+ UNITS PER ACRE
- COMMERCIAL OFFICE (CO)
- COMMERCIAL RETAIL AND SERVICE (CRS)
- CORE SUPPORT COMMERCIAL (CS)
- MEDIUM DENSITY MIXED USE (MDM)
- HIGH DENSITY MIXED USE (HDM)
- SPECIAL USE (SU)
- SPECIAL USE CHURCH (SU-C)
- PARKS, AGRICULTURE, AND OPEN SPACE (POS)
- LIGHT INDUSTRIAL (LI)
- HEAVY INDUSTRIAL (HI)



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Division of Planning
May 17, 2000

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ZONING PLAN

After reviewing existing zoning and developing recommendations for future land use, a ZONING PLAN was developed. The zoning plan for the Concord neighborhood is partly designed to properly designate various properties whose uses, although appropriate, are not supported by the proper zoning classifications. The remainder of the zoning plan addresses environmental concerns, development on vacant sites, reuse of vacant buildings, and areas in transition from one land use to another land use (See Map 7). An effort was made to buffer incompatible land uses.

The zoning plan is to be used only as an indication of the desirable zoning of sites in the Concord neighborhood. It should not be inferred from the zoning plan that new regulations will become effective on property. Zoning changes are made through the petitioning process, must include public comments, and are voted on by the Metropolitan Development Commission.

Implementation of the zoning plan may require a concerted effort on the part of individual property owners and the City of Indianapolis to rezone numerous parcels. Property owners wishing to pursue this option by joining with adjacent landowners are encouraged to petition for a change in zoning classification. In addition, the City of Indianapolis can recommend rezoning land consistent with this plan when development petitions are submitted.

ZONING DESCRIPTIONS

The following section describes zoning districts recommended in the ZONING PLAN for the Concord neighborhood. For clarification, a "dwelling unit" is defined as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters or; if vacant, intended for occupancy as separate

living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

1. DWELLING DISTRICTS

- DA - Dwelling Agriculture. Full range of agricultural enterprises. Secondary uses are dwellings on 3 acres.
- D3 and D4 - Medium Density Single Family. Two family dwellings permitted on corner lots only.
- D5 - Medium Density Single Family. Permitted are single family and two family dwellings.
- D6 - Low Density Multiple Family. Dwellings in this district typically exhibit a density of six to nine dwellings per gross acre.
- D6II - Low Density Multiple Family. A transition between high intensity and low intensity land uses. Dwellings in this district typically exhibit a density of nine to twelve dwellings per gross acre.
- D7 - Medium Density Multiple Family. Associated with high traffic generators. Dwellings in this district typically exhibit a density of twelve to fifteen dwellings per gross acre.
- D8 - Renewal Residential. Located in areas experiencing renewal. Dwellings in this district typically exhibit a density of 5 to 26 dwellings per gross acre.

- D9 - High Density Residential. Suburban high rise apartments. Typical densities from 12 to 120 dwellings per gross acre, depending on structure height.

2. COMMERCIAL DISTRICTS

- C1 - Office Buffer. Exclusive office district.
- C2 - High Intensity Office Apartment. Zoning district typically adjacent to a regional shopping center or along arterial streets.
- C3 - Neighborhood. Permits a range of indoor retail sales and personal, professional, and business services. Compatible with residential.
- C3C - Corridor. Residential and commercial uses in a single structure.
- C4 - Community Regional. Permits business groupings and shopping centers.
- C5 - General. Intended for commercial uses with outdoor operations on roads with heavier commercial traffic.
- C6 - Thoroughfare Service. Service commercial uses relating to freeway interchanges.
- C7 - High Intensity. Intended for retail commercial that has high intensity aspects such as abundant outdoor storage of materials and equipment and outdoor parking of commercial vehicles.

- CS - Special. Permits a unique combination of uses, commercial and non-commercial, in a planned development.

- CID - Commercial Industrial. Intended for land uses with a limited amount of customer traffic and which are more compatible with industrial activities than retail commercial activities.

3. CENTRAL BUSINESS DISTRICTS

- CBD1 - Core activities characteristic of down towns. 100 percent lot coverage.
- CBD2 - Support uses for core activities. 100 percent lot coverage.
- CBDS - A special primary district. Requires Metropolitan Development Commission approval. Includes public, semi public, apartment, office, and research and development land uses.

4. INDUSTRIAL DISTRICTS

- I1U - Restricted Industrial Urban. Buffer between heavy industry and residential or commercial land uses.
- I2U - Light Industrial Urban. Applicable to older industrial districts which may serve as a buffer between residential and heavy industrial areas. Uses are those with few objectionable nuisances. Outside storage not to exceed 25% of the gross floor area of building.
- I3U - Medium Industrial Urban. Applicable to older

industrial districts with objectionable nuisances. Outside storage not to exceed 50% of the gross floor area of building.

- I4U - Heavy Industrial Urban. Provides for heavy industrial uses with nuisances that are difficult, expensive, or impossible to eliminate. Outside storage not to exceed 75% of the lot area.

- I2S - Light Industrial Suburban. Buffer between residential and heavy industrial areas. Uses are those with few objectionable nuisances. Outside storage not to exceed 25% of the gross floor area of building.

- I3S - Medium Industrial Suburban. Applicable to industrial districts with objectionable nuisances. Outside storage not to exceed 50% of the gross floor area of building.

- I4S - Heavy Industrial Suburban. Provides for heavy industrial land uses with nuisances that are difficult, expensive, or impossible to eliminate. Outside storage not to exceed 75% of the lot area.

5. SPECIAL USE DISTRICTS

- SU1 - Churches.
- SU2 - Schools.
- SU5 - Radio receiving or broadcast towers.
- SU10 - Cemeteries.

- SU18 - Light and power substations.

- SU34 - Fraternity, clubs, and lodges.

- SU35 - Telecommunication receiving or broadcasting towers.

- SU37 - Library.

- SU38 - Community center.

- SU41 - Sewage disposal plant.

6. PARK DISTRICT

- PK1 - Park District One. Permits all sizes and ranges of public parkland and facilities.

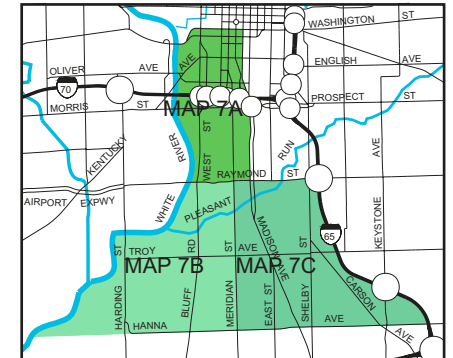
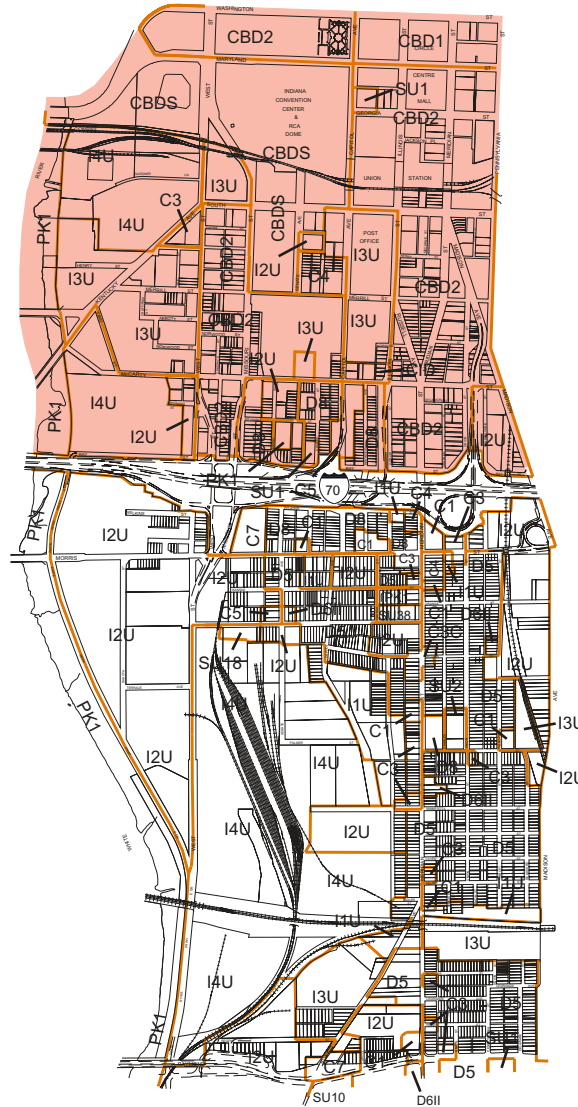
7. UNIVERSITY QUARTER DISTRICT

- UQ1 - University campus

CONCORD COMMUNITY DEVELOPMENT CORPORATION

MAP 7A - ZONING PLAN

DA	Dwelling Agriculture
D3	Medium Density Single Family
D4	Medium Density Single Family
D5	Medium Density Single Family
D6	Low Density Multi Family
D6II	Low Density Multi Family
D7	Medium Density Multi Family
D8	Renewal Residential
D9	High Density Residential
C1	Office Buffer
C2	High Intensity Office-Apartment
C3	Neighborhood Commercial
C3C	Corridor Commercial
C4	Community-Regional Commercial
C5	General Commercial
C6	Thoroughfare Service Commercial
C7	High Intensity Commercial
CS	Special Commercial
CID	Commercial-Industrial
CBD1	Central Business District Core Uses
CBD2	Central Business District Support Uses
CBDS	Central Business District Special
I1U	Restricted Industrial Urban
I2U	Light Industrial Urban
I3U	Medium Industrial Urban
I4U	Heavy Industrial Urban
I2S	Light Industrial Suburban
I3S	Medium Industrial Suburban
I4S	Heavy Industrial Suburban
SU1	Church
SU2	School
SU5	Radio Tower
SU9	Government
SU10	Cemetery
SU18	Petroleum Refinery
SU34	Club Room
SU35	Telecommunication Tower
SU37	Library
SU38	Community Center
SU41	Sewage Disposal Plant
UQ1	University Campus
PK1	Public Park
	Regional Center Secondary



MAP KEY - ZONING PLAN



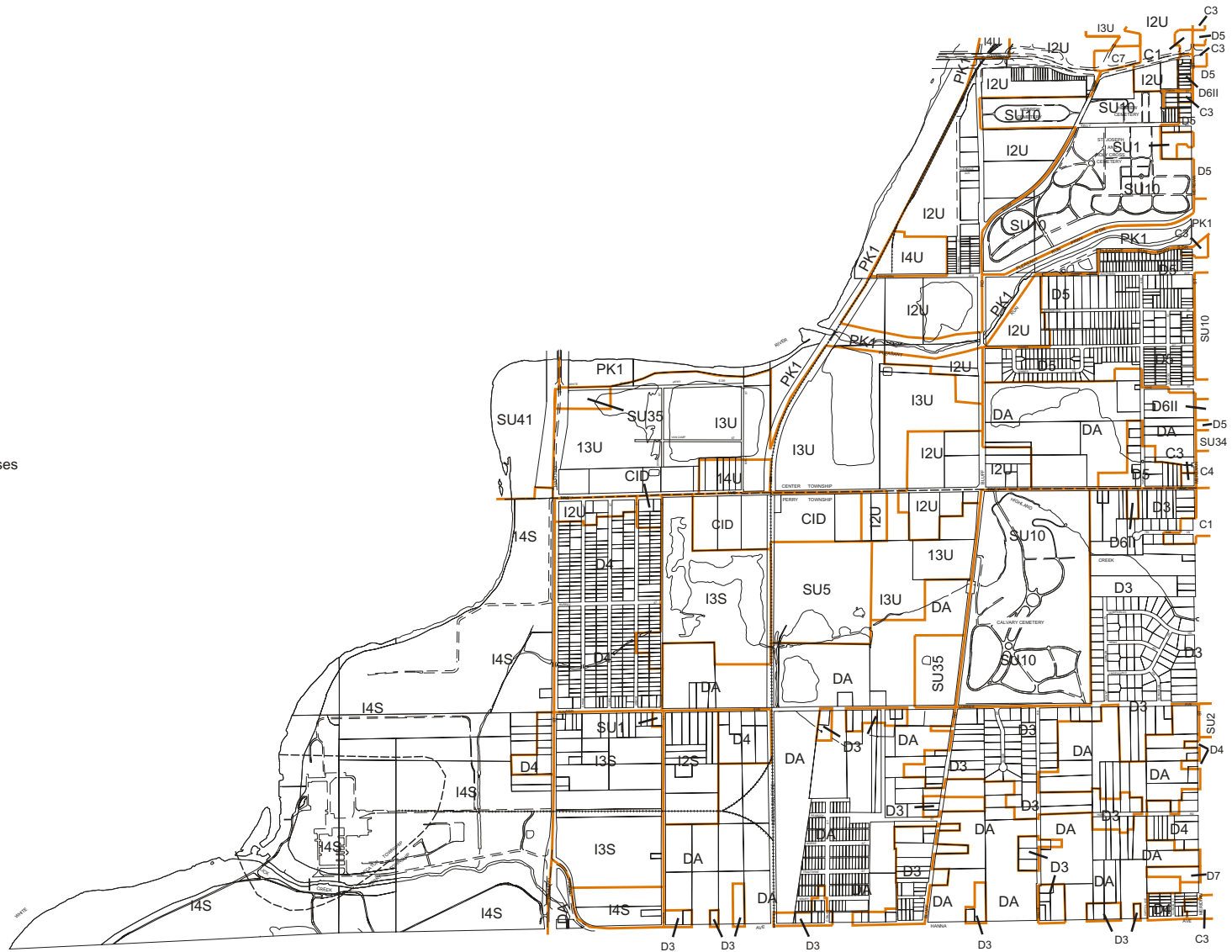
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Division of Planning
May 17, 2000

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CONCORD COMMUNITY DEVELOPMENT CORPORATION

MAP 7B - ZONING PLAN

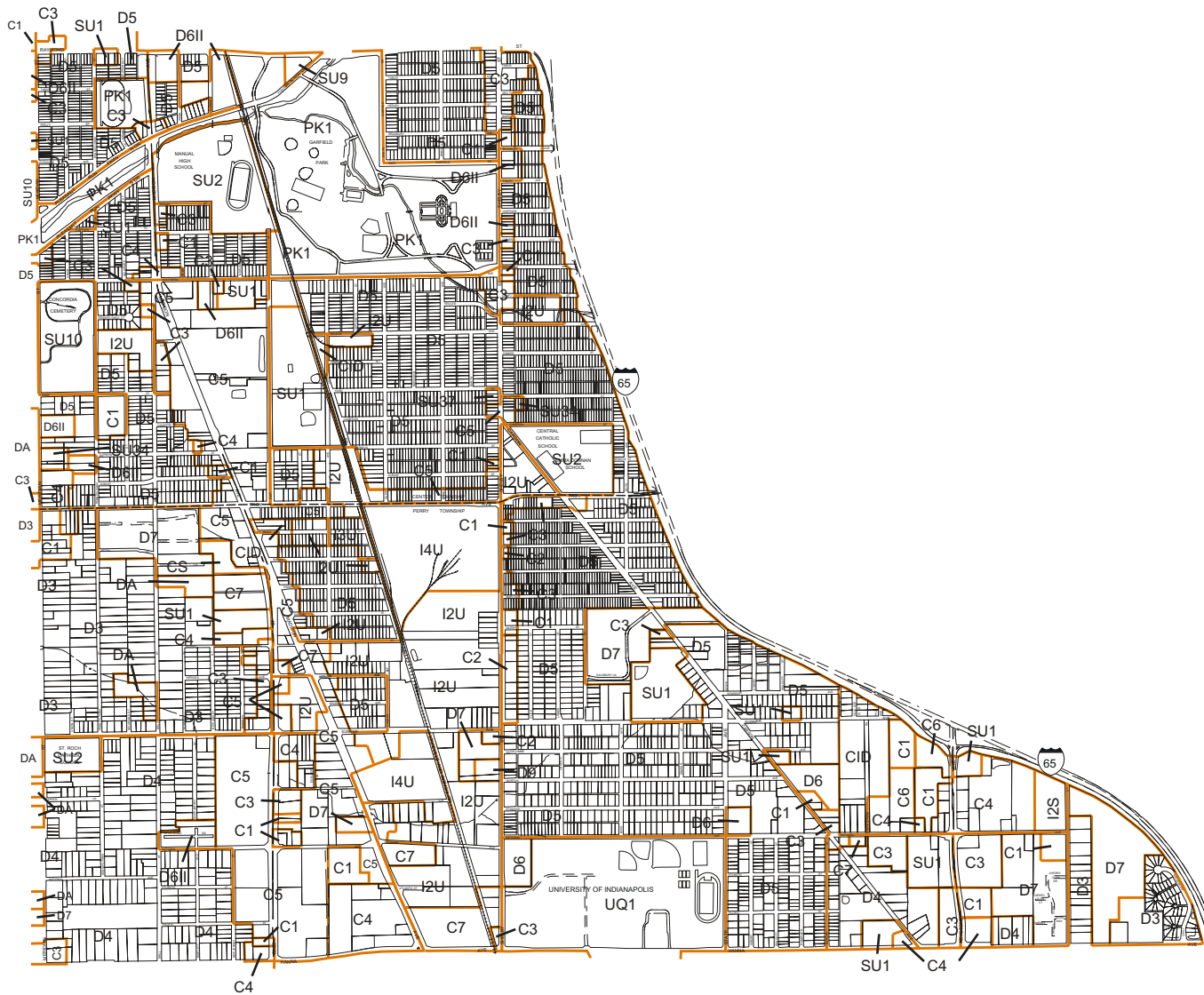
DA	Dwelling Agriculture
D3	Medium Density Single Family
D4	Medium Density Single Family
D5	Medium Density Single Family
D6	Low Density Multi Family
D6II	Low Density Multi Family
D7	Medium Density Multi Family
D8	Renewal Residential
D9	High Density Residential
C1	Office Buffer
C2	High Intensity Office-Apartment
C3	Neighborhood Commercial
C3C	Corridor Commercial
C4	Community-Regional Commercial
C5	General Commercial
C6	Thoroughfare Service Commercial
C7	High Intensity Commercial
CS	Special Commercial
CID	Commercial-Industrial
CBD1	Central Business District Core Uses
CBD2	Central Business District Support Uses
CBDS	Central Business District Special
I1U	Restricted Industrial Urban
I2U	Light Industrial Urban
I3U	Medium Industrial Urban
I4U	Heavy Industrial Urban
I2S	Light Industrial Suburban
I3S	Medium Industrial Suburban
I4S	Heavy Industrial Suburban
SU1	Church
SU2	School
SU5	Radio Tower
SU9	Government
SU10	Cemetery
SU18	Petroleum Refinery
SU34	Club Room
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SU37	Library
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	Regional Center Secondary



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CONCORD COMMUNITY DEVELOPMENT CORPORATION
MAP 7C - ZONING PLAN



DA	Dwelling Agriculture
D3	Medium Density Single Family
D4	Medium Density Single Family
D5	Medium Density Single Family
D6	Low Density Multi Family
D6II	Low Density Multi Family
D7	Medium Density Multi Family
D8	Renewal Residential
D9	High Density Residential
C1	Office Buffer
C2	High Intensity Office-Apartment
C3	Neighborhood Commercial
C3C	Corridor Commercial
C4	Community-Regional Commercial
C5	General Commercial
C6	Thoroughfare Service Commercial
C7	High Intensity Commercial
CS	Special Commercial
CID	Commercial-Industrial
CBD1	Central Business District Core Uses
CBD2	Central Business District Support Uses
CBDS	Central Business District Special
I1U	Restricted Industrial Urban
I2U	Light Industrial Urban
I3U	Medium Industrial Urban
I4U	Heavy Industrial Urban
I2S	Light Industrial Suburban
I3S	Medium Industrial Suburban
I4S	Heavy Industrial Suburban
SU1	Church
SU2	School
SU5	Radio Tower
SU9	Government
SU10	Cemetery
SU18	Petroleum Refinery
SU34	Club Room
SU35	Telecommunication Tower
SU37	Library
SU38	Community Center
SU41	Sewage Disposal Plant
UQ1	University Campus
PK1	Public Park
	Regional Center Secondary



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May 17, 2000

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Steve & Michaline Bailey, Brightpoint
Father Mike Barrett, Sacred Heart Church
Ward Beckham, Mary Rigg Neighborhood Center
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Shari Benefiel, Neighborhood Resident
Don Best, Neighborhood Resident
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Maureen R. Mullin, Concord Community Development Corporation
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Michael Perry, Neighborhood Resident
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Carson & Holly Purvis, Neighborhood Resident
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Lucy E. Rockstrom, Neighborhood Resident
Elton Rogan, Neighborhood Resident
Laura Shannon, Neighborhood Resident
W.P. Shepardson, Neighborhood Resident
Father Bob Sieg, St Francis Church
Sandy Sigmund, Garfield Neighbors
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Pat Smither, Brehob Corporation
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Jim Hopkins, Bank One
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Jocelyn Tandy-Adande, Candidate for Mayor
Ed Tipton, IT Business Corporation
Charles Walker, Community Action of Greater Indianapolis
Lynn Walston, National City Bank
Roy Wilson, Indianapolis Parks and Recreation
Carter Wolf, Office of the Governor - State of Indiana

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Rose Bonwell, Community Outreach Coordinator

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Mayor Bart Peterson
Jane Henegar, Deputy Mayor of Neighborhoods
Julie Randolph, Assistant Deputy Mayor of Neighborhoods

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COUNCIL

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Maggie Brents, 16th District
Beulah Coughenour, 24th District
Frank T. Short, 21st District
Jackie Nytes, 22nd District

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Robert Smith
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Don Colvin, Parks Resource Development
Steve Cunningham, Senior Planner
Mike Dearing, Senior Planner
Suzette Foster, Center Township Administrator
Tim Hayes, Senior Planner
Dave Kingen, Center Township Administrator
Harold Rominger, Master Planner
Robert Uhlenhake, Planner
Bob Wilch, Principal Planner

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FOOTNOTES

- ^{1, 2} Nonfamily households are defined as 1) Non relatives living in the same household including foster children not related to the householder by birth, marriage, or adoption; and 2) Unrelated individuals living in the same household including a householder living alone or with non relative only, a household member who is not related to the householder, or a persons living in group quarters who is not an inmate of an institution.